



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MAY 7, 2025, COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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A G E N D A ADDENDUM #2

DATE: Wednesday May 7, 2025

REGULAR MEETING: 10:00 A.M.

CLOSED MEETING: 10:05 A.M.

Addendum

9.4.1. Amended Report PD-2025-008 – WDD Main Street – Outstanding Items
10.6 AMO Request for Delegations Open for 2025 Conference

≠ 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 ≠**



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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.

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

- 6.1.1** April 16, 2025 Council Meeting Minutes
(Circulated under separate cover)
- 6.1.2** April 16, 2025 Public Information Meeting Minutes
(Circulated under separate cover)
- 6.1.3** March 4, 2025, Recreation and Community Wellness Advisory Committee Minutes
- 6.1.4** March 3, 2025, Youth Advisory Committee Minutes
- 6.1.5** February 11, 2025, Planning and Development Advisory Committee Minutes
- 6.1.6** February 11, 2025, Committee of Adjustment Minutes
- 6.2** AMO Policy Update – AMO responds to the Speech from the Throne and launches health sector survey
- 6.3** AMO Policy Update – Spring Policy Priorities
- 6.4** AMO Policy Update - Expanding Strong Mayor Powers and Improving Ambulance Procurement
- 6.5** Township of Zorra Council Resolution regarding Opposing Strong Mayor Powers
- 6.6** Town of Kingsville Council Resolution regarding Opposition to Strong Mayor Powers
- 6.7** Town of Aylmer Council Resolution regarding Opposition of Expansion to Strong Mayor Powers
- 6.8** Township of Rideau Lakes Council Resolution regarding Opposition of Strong Mayor Powers
- 6.9** Town of Saugeen Shores Council Letter to Hon. Rob Flack regarding Opposition to Expand Strong Mayor Powers
- 6.10** Town of Parry Sound Council Resolution regarding Inclusive Research to Reflect Diversity of Canadian Communities
- 6.11** Township of Howick Letter to Hon. Premier and Ministers regarding Accelerated High Speed Internet Project
- 6.12** Conservation Halton regarding Spill Flood Hazard Policy Update
- 6.13** Independent Electricity System Operator (IESO) Kitchener-Waterloo-Guelph-Cambridge update
- 6.14** County of Wellington Notice of No Appeal - Official Plan Amendment No. 122
- 6.15** County of Wellington May 2025 Meeting Schedule
- 6.16** City of Cambridge Notice of Public Meeting - Draft New Comprehensive Zoning By-law and companion Official Plan Amendment



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- 6.17** Sunrise Therapeutic Riding & Learning Centre Thank You Letter
- 6.18** Monthly Monitoring Report - March 2025 Mill Creek Pit License #5738
- 6.19** Puslinch Profile May 2025
- 6.20** ERO 019-9427 Con-Cast Pipe Inc. Permit to Take Water Decision
- 6.21** ERO 019-8792 Royal Canin Canada Company ECA (Sewage) Withdrawn

Recommendation:

That the Consent Agenda items listed for the May 7, 2025, Council meeting be received for information.

7. Delegations ≠

7.1 Specific Interest (Items Listed on the Meeting Agenda)

7.1.1 None

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

7.2.1 None

8. Public Meeting

8.1 None

9. Reports ≠

9.1 Puslinch Fire and Rescue Services

9.1.1 None

9.2 Finance Department

9.2.1 Report FIN-2025-002 – 2024 Lease Financing Agreement Summary Report ≠

Recommendation:

That Report FIN-2025-002 entitled 2024 Lease Financing Agreement Summary Report be received; and,

That Council accepts the Treasurer's statement that all lease financing agreements are non-material and have been made in accordance with the Township's Lease Financing Agreement Policy as outlined in Schedule B to Report FIN-2025-002.

9.2.2 Report FIN-2025-014 – 2025 Temporary Borrowing By-law≠

Recommendation:

That Report FIN-2025-014 entitled 2025 Temporary Borrowing By-law be received; and,



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That Council give 3 readings to By-law No. 2025-049 being a by-law authorizing external temporary borrowings of \$1,500,000 in 2025.

9.2.3 Report FIN-2024-015 – Treasurer’s Investment Report for 2024 ≠

Recommendation:

That Report FIN-2025-015 entitled Treasurer’s Investment Report for 2024 be received; and,

That Council accepts the Treasurer’s statement that based on the information supplied by Canaccord Genuity Wealth Management, the cash and temporary investments held by the Township of Puslinch during the calendar year 2024 were all prescribed in accordance with Section 418 of the Municipal Act, 2001 and were all eligible as outlined in Ontario Regulation 438/97 and that all related transactions in 2024 comply with the investment policies and goals adopted by the Township on August 13, 2014; and,

That no changes be made to the Policy at this time.

9.3 Administration

9.3.1 Report ADM-2025-018 – 880 Victoria Road South Notice of Intention to Designate ≠

Recommendation:

That Report ADM-2025-018 entitled 880 Victoria Road South Notice of Intention to Designate be received for information; and,

That the Council of the Township of Puslinch state an intention to designate the property municipally known as 880 Victoria Road South pursuant to Section 29 (Part IV) of the Ontario Heritage Act, 1990 (the Act); and,

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.



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9.4 Planning and Building Department

9.4.1 11:00 A.M. Amended Report PD-2025-008 – WDD Main Street – Outstanding Items ≠

Recommendation:

That Report PD-2025-008 entitled WDD Main St. Zoning By-law Amendment Application - Outstanding Items be received for information; and,

That Council state its intention to [acquire/not acquire] Block 23 through the Draft Plan of Subdivision approval process.

9.4.2 Report BLD-2025-002 – Building Department First Quarter Update – January to March 2025

Recommendation:

That Report BLD-2025-002 entitled Building Department First Quarter Update – January to March 2025 be received for information.

9.5 Roads and Parks Department

9.5.1 None

9.6 Recreation Department

9.6.1 None

10. Correspondence ≠

10.1 1:00 P.M. Wellington O.P.P. Detachment Board Report - 2024 Year End ≠

Recommendation:

That Correspondence item 10.1 Presentation by Interim Detachment Commander Karen Medeiros from the Wellington County O.P.P be received for information.

10.2 ERO 025-0387 Riverbank Park Inc. Environmental Compliance Approval (Sewage) ≠

Recommendation:

That Correspondence item 10.2 RO 025-0387 Riverbank Park Inc. Environmental Compliance Approval (Sewage) be received for information.

10.3 County of Wellington Resolution regarding Official Plan Amendment 126 Recommendation Report ≠



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Recommendation:

That Correspondence item 10.3 County of Wellington Resolution regarding Official Plan Amendment 126 Recommendation Report be received for information.

10.4 County of Wellington Resolution regarding 2024 Residential Development Monitoring Report ≠

Recommendation:

That Correspondence item 10.4 County of Wellington Resolution regarding 2024 Residential Development Monitoring Report be received for information.

10.5 Bill 5, Protecting Ontario by Unleashing our Economy

Recommendation:

That Correspondence item 10.5 Bill 5, Protecting Ontario by Unleashing our Economy be received for information.

10.6 AMO Request for Delegations Open for 2025 Conference

Recommendation:

That Correspondence item 10.6 AMO Request for Delegations Open for 2025 Conference be received for information; and,

That Council direct staff provide a report at the May 28, 2025 Council meeting with proposed delegation topics for Council's consideration.

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 BL2025-049 Temporary Borrowing By-law

Recommendation:



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That the following by-law 2025-049 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 Confidential report regarding the security of the property of the Municipality or local boards – Municipal Property

14.2 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Volunteer of the Year Nominations

14.3 Confidential minutes from previous closed meetings:

14.3.1 April 16, 2025, Closed Meeting Minutes

15. Business Arising from Closed Session

16. Notice of Motion

17. New Business

18. Confirmatory By-law #

18.1 BL2025-050 Confirm By-law – May 7, 2025

Recommendation:

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

By-law 2025-050 being a by-law to confirm the proceeding of Council for the Corporation of the Township of Puslinch at its meeting held on 7th day of May 2025.

19. Adjournment #



MINUTES

DATE: April 16, 2025

CLOSED MEETING: Directly Following Section 13

COUNCIL MEETING: 10:00 A.M.

The April 16, 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. Jamie MacNeil, Fire Chief
7. Andrew Hartholt, CBO
8. Glenn Schwendinger, CAO - absent

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-118:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council approves the April 16, 2025 Agenda and Addendum as circulated; and

That Council approves the additions to the agenda as follows:

Consent Item 6.1.2 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the April 16, 2025 Council agenda.

CARRIED

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

Mayor Seeley declared a potential pecuniary interest related to items 9.4.1 and 8.1 as I live adjacent to the proposed subdivision application.

Councillor Sepulis declared a potential pecuniary interest related to item 10.1, as I live on SR20N and have previously declared that I have a pecuniary interest in a proposed rezoning of a property on SR20N. The study area for the Puslinch By Design Study Phase 3 and 4 includes all properties on the east side of SR20N from WR34 to Forestell Road as one of the options for redevelopment. This requires me to declare a pecuniary interest as any development may have an impact on the value of my property. I cannot accordingly participate in any discussions and decisions regarding the study.

6. **CONSENT AGENDA**

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

6.1.1 March 26, 2025, Council Meeting Minutes

6.1.2 April 16, 2025 Council questions and Staff Responses

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

6.2 AMO Update - New Provincial Cabinet

6.3 County of Wellington Notice of Adoption of Official Plan Amendment 122

6.4 City of Guelph Notice of Decision for Proposed Official Plan Amendment

6.5 Grand River Conservation Authority General Meeting Summary - March 2025

6.6 Western Ontario Wardens Caucus Letter to Prime Minister Carney and Premier Ford regarding Tariffs and International Trade

6.7 Municipality of Durham Council Motion to Amend prior Motion to Nazi Symbols of Hate

6.8 Municipality of Assiginack Council Support Resolution regarding Banning Nazi Symbols

6.9 Puslinch Historical Society Report to Puslinch Council March 2025

6.10 Puslinch Profile April 2025

Resolution No. 2025-119:

Moved by Councillor and
Seconded by Councillor

That the Consent Agenda items with the exception of items 6.7 and 6.9 listed for APRIL 16, 2025 Council meeting be received for information.

CARRIED

Resolution No. 2025-120:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That the Consent Agenda item 6.7 listed for APRIL 16, 2025 Council meeting be received for information; and

Whereas the Township supports the Municipality of Durham Council Motion to Amend prior Motion to Nazi Symbols of Hate and directs staff to send a support resolution accordingly.

CARRIED

Resolution No. 2025-121:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That the Consent Agenda item 6.9 listed for APRIL 16, 2025 Council meeting be received for information; and

Whereas the Township appreciates the dedication and hard work of the Puslinch Historical Society and that staff be directed to send a thank you letter accordingly.

CARRIED

7. **DELEGATIONS:**

(a) None

Council recessed from 1:00pm to 1:31pm

Roll Call

Councillor Goyda

Councillor Sepulis

Councillor Bailey

Councillor Hurst

Mayor Seeley

8. **PUBLIC MEETINGS:**

Mayor Seeley declared a potential pecuniary interest related to item 8.1 as I live adjacent to the proposed subdivision application and refrained from discussions and voting on that item.

April 16, 2025, at 7:00 P.M. Second Public Information Meeting held in person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Zoning By-law Application D14-WDD - Part Lot 31, Concession 8 (WDD Main St. Inc.)

9. **REPORTS:**

9.1 Puslinch Fire and Rescue Services

9.1.1 Report FIR-2025-002 – Puslinch Fire Rescue Services 2024 Annual Report

Resolution No. 2025-122:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report FIR-2025-002 entitled Puslinch Fire Rescue Service 2024 Annual Report, be received for information.

CARRIED

9.2 Finance Department

9.2.1 None

9.3 Administration Department

9.3.1 Report ADM-2025-014 AMPS Policy Approval Update

Resolution No. 2025-123:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council receives report ADM-2025-014 entitled AMPS Policy Approval Update for information; and,

That Council adopted the following policies as presented:

- 2025-002 Technology and Written Information Policy;
- 2025-003 Preventing Political Interference – AMPS Policy;
- 2025-004 Financial Management and Reporting – AMPS Policy;
- 2025-005 Public Complaints – AMPS Policy;
- 2025-006 Undue Hardship – AMPS Policy;
- 2025-007 Conflict of Interest and Code of Conduct – AMPS Policy;
- 2025-008 Screening and Hearing Officer Appointments – AMPS Policy; and,

That Council give three readings to By-laws 2025-043 being a by-law to enact administrative monetary penalty system to enforce Designated By-laws for the Township, 2025-044 being a to appoint Screening and Hearing Officers for the purposes of the administration of an Administrative Penalty System within the Township of Puslinch, and 2025-045 being a by-law to amend various by-laws for the purposes of enacting and enforcing an administrative monetary penalty system within the Township of Puslinch; and

That Council direct staff to bring forward a body camera policy for Council's consideration; and

That Council direct staff to report back on compliance statistics and timelines once the AMPS program has been in place for a period of time.

CARRIED

9.3.2 Report ADM-2025-015- 2025 Priority Properties Intention to Designate

Resolution No. 2025-124:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report ADM-2025-015 entitled 2025 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. 4422 Wellington Road 32;**
- 2. 6710-6714 Wellington Road 34;**
- 3. 4048 Sideroad 20 South;**
- 4. 7735 Leslie Road West;**
- 5. 8 Brock Road North;**
- 6. 68 Brock Road North;**
- 7. 845 Watson Road South;**
- 8. 596 Arkell Road;**
- 9. 86 Farnham Road;**

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.

CARRIED

9.3.3 Report ADM-2025-016 Reporting Out From Council Direction Update

Resolution No. 2025-125:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report ADM-2025-016 entitled Reporting Out from Council Direction Update be received for information; and,

That Council direct staff to provide the peer review of the 2024 Ground Water Monitoring Report for Pit License 20085 to the Pit Operator and the MNR.

CARRIED

9.3.4 Report ADM-2025-017 Mill Creek ARA Site Plan Amendment

Resolution No. 2025-126:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report ADM-2025-017 entitled Mill Creek ARA Site Plan Amendment be received; and

Whereas the Township has not had the opportunity to review the technical aspects of the proposed ARA amendment;

That Council direct staff to request the Township hydrogeologist and Source Water Protection conduct a technical review of the proposal and report back to Council; and

That the Township hereby objects to the proposed ARA amendment until such time as a thorough review has taken place; and

Whereas Council requested staff to review the Mill Creek Stewards letter regarding the University of Guelph ARA license and subject to staff's review endorse the letter and send accordingly; and

That Council request that the University of Guelph, as the landowner, request that the pit operator withdraw the ARA license to expand the extraction area to more accurately reflect the original site plan.

CARRIED

9.4 Planning and Building Department

Mayor Seeley declared a potential pecuniary interest related to item 9.4.1 as I live adjacent to the proposed subdivision application and refrained from discussions and voting on that item.

9.4.1 Report PD-2025-006 Environmental Protection Lands and Outstanding Items Direction - Zoning By-law Amendment Application

Resolution No. 2025-127:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report PD-2025-006 entitled Environmental Protection Lands and Outstanding Items Direction - Zoning By-law Amendment Application (D14/WDD) be received for information; and,

That Council defer the decision regarding the acquisition of Block 23 until such time as more information is provided including: liability impacts, short-term and long-term costs of a trail versus no trail (natural asset and undeveloped), parking, co-management opportunities, access, a developer funded trail system, and dedicated access to Block 23.

CARRIED

Resolution No. 2025-128:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Council request through the draft plan of subdivision approval include a condition that the design of the retaining wall be reviewed and approved by the Township; and

That Council suggest that additional traffic counts be done at the Audrey Meadows subdivision access given the similarities, to be used to address the public's concerns regarding peak period traffic volumes as well as information from the County regarding potential traffic calming measures on Badenoch St.; and

That Council request that staff confirm any impact to on-street parking with the reconstruction of the retaining wall; and

That Council direct staff to conduct a public meeting to review the details of the draft plan of subdivision which will include details of the Back St redesign.

CARRIED

9.6 Roads and Parks Department

9.6.1 None

9.6 Recreation Department



9.6.1 Report REC-2025-001 Agreement to permit the Puslinch Junior Garden Club to continue to manage the established gardens at Puslinch Community Centre

Resolution No. 2025-129: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That report REC-2025-001 entitled Agreement to permit the Puslinch Junior Garden Club to continue to manage the established gardens at the Puslinch Community Centre be received for information; and

That Council gives three reading to By-law No. 2025-046 being a By-law to authorize the Mayor and Clerk to sign the required contract documents.

CARRIED

9.6.2 Report REC-2025-002 - Drop-in Roller Skating and Inline Shinny Schedule at the ORC

Resolution No. 2025-130: Moved by Councillor Goyda and
Seconded by Councillor Hurst

That Council receive Report REC-2025-002 entitled Drop-in Roller Skating and Inline Shinny Schedule at the ORC be received; and

That the following drop-in roller-skating and inline shinny schedule at the ORC Rink be implemented beginning in 2025:

Month	Tuesday Inline Shinny	Thursday Roller-skating	Saturday Roller-skating	Saturday Inline Shinny
May to June September to November (weather dependent)	3:00 p.m. to 4:30 p.m.	3:00 p.m. to 4:30 p.m.	10:00 a.m. to 11:30 a.m.	11:30 a.m. to 1:00 p.m.
July and August	11:00 a.m. to 12:30 p.m.	3:00 p.m. to 4:30 p.m.	10:00 a.m. to 11:30 a.m.	11:30 a.m. to 1:00 p.m.

That Council give staff authority to adjust facility schedules throughout the year with the intent of increasing usage of the facility, where no impacts on operating costs exist, and to provide an annual report at the end of each year outlining schedules and usage statistics.

CARRIED

10. **CORRESPONDENCE:**

Councillor Sepulis declared a potential pecuniary interest related to item10.1, Presentation by NPG Planning Solutions Inc. regarding Puslinch by Design Open House Feedback and refrained from discussions and voting on that item.

10.1 Presentation by NPG Planning Solutions Inc. regarding Puslinch by Design Open House Feedback

Resolution No. 2025-131: Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Correspondence item 10.1 Presentation by NPG Planning Solutions Inc. regarding Puslinch by Design Open House Feedback be received for information; and

That Council direct staff to include future strategic growth areas in the next phase of the study for Council’s consideration; and

That Council direct staff to make the Hydrogeological memo provided by Harden Environmental available to the public on the Township website.

CARRIED

10.2 Presentation by City of Guelph regarding Southwest Guelph Water Supply Environmental Assessment

Resolution No. 2025-132:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Correspondence item 10.2 Presentation by City of Guelph regarding Southwest Guelph Water Supply Environmental Assessment be received for information; and

That Council direct staff to request a meeting with Harden Environmental, Source Water Protection, and the City of Guelph to discuss the July 11, 2024 letter and recommendations from Harden Environmental regarding the testing radius requirements to expand beyond the 1km radius given the draw down effect being felt approximately 4km away from the testing site; and

That Council direct staff request that the City of Guelph install data loggers in specific private wells within the test radius area with property owner consent.

CARRIED

10.3 County of Wellington Automatic Speed Enforcement - Project Update #4 and #5

Resolution No. 2025-133:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Correspondence item 10.3 regarding the County Report - Automated Speed Enforcement - Project Update #4 & #5 be received; and

Whereas the County has undertaken a one-year trial of an Automated Speed Enforcement (ASE) programme with the objective of enhancing road safety and speed management within the County; and,

Whereas the County report indicates that revenue generated from the ASE trial will be allocated to the Roads Capital Reserve with the intention of funding future work and projects within the County Roads budget; and,

Whereas revenue from the ASE programme presents an opportunity to fund the Speed Management capital account and expand the scope of investments in road safety infrastructure; and,

Whereas additional capital projects that may be funded through ASE revenue include, but are not limited to:

- Capital road construction, including roundabouts;
- Road geometric design improvements such as the installation of curbs, paving of shoulders, and narrowing of lane widths;
- Upgrading of pedestrian crosswalks, traffic signals, and installation of guard rails; and
- Undertaking speed monitoring and traffic studies

Whereas the allocation of ASE revenue towards these projects aligns with the Township's commitment to enhancing road safety and managing traffic speed; and

Whereas the County is developing an Automated Speed Enforcement Revenue Usage Policy, to be considered by County Council for approval at their upcoming April Council meeting;

Therefore, that the Township requests that the Automated Speed Enforcement Revenue Usage Policy include provisions stipulating that ASE revenue generated within the boundaries of each municipality be reinvested into speed mitigation and road safety improvements within the same municipality where it is generated; and

That the Automated Speed Enforcement Revenue Usage Policy includes provisions stipulating that each lower tier municipality be given the opportunity to submit recommendations on speed mitigation and road safety improvement project priorities to be considered during the County's annual budget process; and

That the County be requested to provide information regarding timing, and any specific criteria for submitting such recommendations as part of the preparation for the 2026 budget and beyond; and

That Council direct staff to forward this resolution to the County Clerk for inclusion on the County Council April 24, 2025 agenda and that this resolution be circulated to the member municipality CAOs for their information and support.

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor' Updates

11.1.1 None

11.2 Council Member Reports

11.2.1 None

12. BY-LAWS:

12.1.1 BL2025-043 AMPS By-law - Being a by-law to enact an administrative monetary penalty system to enforce Designated By-laws for the Township

12.1.2 BL2025-044 Screening and Hearing Officer AMPS Appointment- Being a By-law to appoint Screening and Hearing Officers for the purposes of the administration of an Administrative Penalty System within the Township of Puslinch

12.1.3 BL2025-045 AMPS - Being a By-law to amend various Township By-laws for the purposes of enacting and enforcing an administrative monetary penalty system within the Township of Puslinch.

12.1.4 BL2025-046 Authorize Entering into a Land Use Agreement - Being a by-law to authorize the entering into a Land Use Agreement with The Puslinch Junior Garden Club for the use of the established gardens located at the Puslinch Community Centre.

12.1.5 BL2025-048 - Appoint Deputy Fire Chief Operations and Training - Being a By-Law to appoint a Deputy Fire Chief and to repeal By-law Numbers 071-2017 and 2021-004.

Resolution No. 2025-134:

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 BL2025-043 Being a by-law to enact an administrative monetary penalty system to enforce Designated By-laws for the Township

12.1.2 BL2025-044 Being a By-law to appoint Screening and Hearing Officers for the purposes of the administration of an Administrative Penalty System within the Township of Puslinch

12.1.3 BL2025-045 Being a By-law to amend various Township By-laws for the purposes of enacting and enforcing an administrative monetary penalty system within the Township of Puslinch.

12.1.4 BL2025-046 Being a by-law to authorize the entering into a Land Use Agreement with The Puslinch Junior Garden Club for the use of the established gardens located at the Puslinch Community Centre.

12.1.5 BL2025-048 Being a By-Law to appoint a Deputy Fire Chief and to repeal By-law Numbers 071-2017 and 2021-004.

CARRIED

13. ANNOUNCEMENTS:

17.1 Councillor Hurst mentioned the annual community clean up on Saturday May 3.

14. CLOSED SESSION:

Council was in closed session from 3:17 p.m. to 4:17 p.m.

The Clerk stopped the recording and removed all public attendees from the webinar. The webinar was then 'locked' so no new participants are able to join.

Resolution No. 2025-135:

Moved by Councillor Bailey 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 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Senior of the Year Nominations

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

14.3 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local boards – Potential matters heard by Ontario Land Tribunal

14.4 Confidential minutes from previous closed meetings:

14.4.1 March 26, 2025, Closed Meeting Minutes

CARRIED

Resolution No. 2025-136:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

THAT Council moves into open session at 4:17 pm

CARRIED

Council resumed into open session at 4:17 p.m.

Resolution No. 2025-137:

Moved by Councillor Hurst and
Seconded by Councillor Goyda

That Council receives the:

14.1 Confidential report regarding personal matters about an identifiable individual, including

municipal or local board employees – Senior of the Year Nominations

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

14.3 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local boards – Potential matters heard by Ontario Land Tribunal

14.4 Confidential minutes from previous closed meetings:

14.4.1 March 26, 2025, Closed Meeting Minutes

CARRIED

15. BUSINESS ARISING FROM CLOSED SESSION:

None

16. NOTICE OF MOTION:

None

17. NEW BUSINESS:

None

18. CONFIRMATORY BY-LAW:

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

Resolution No. 2025-138:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

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

By-Law 2025-047 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 16 day of April 2025.

CARRIED

19. ADJOURNMENT:

Resolution No. 2025-139:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council hereby adjourns at 4:18 p.m.

CARRIED

James Seeley, Mayor

Courtenay Hoytfox, Clerk



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MINUTES

DATE: April 16, 2025

TIME: 7:30 P.M.

The April 16, 2025 Public Information Meeting was held on the above date and called to order at 7:30p.m. via electronic participation and in-person at 7404 Wellington Rd 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

Councillor John Sepulis – Chair
Councillor Sara Bailey
Councilor Russel Hurst
Councilor Jessica Goyda

STAFF IN ATTENDANCE:

Justine Brotherston, Interim Municipal Clerk
Sarah Huether, Interim Deputy Clerk
Mehul Safiwala, Junior Planner
Jesse Auspitz, Township Planning Consultant, NPG Planning Solutions
Julia Salvini, Township Transportation Consultant, Salvini Consulting

PUBLIC ATTENDANCE:

Kayly Robbins, Applicant Agent, Weston Consulting
Will Maria, Applicant Traffic Consultant, GHD
Cathy McNabb, 40 Badenoch St.
Lucy DeJonge, 7501 Wellington Rd 36
James Dors, 7515 Wellington Rd 36
Mike Van Hee, 7519 Wellington Rd 36
Daniel & Elizabeth Sisolak, 7537 Wellington Rd 36
Carly Seeley, 24 Back St.

3. DISCLOSURE OF CONFLICT OF INTEREST

None

4. PURPOSE OF THE PUBLIC MEETING



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The Chair stated the purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to the development proposal. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

The Township requests that you notify by email planning@puslinch.ca or by phone at 519-763-1226 ext. 4 if you wish to be on record and would like to be notified of future meetings and the decision of this meeting.

Please note the meeting is video and audio recorded, and all electronic meetings are uploaded to the municipality's YouTube page. By attending this meeting in person or by registering to participate in the meeting by electronic means, you are consenting to have your likeness and comments recorded and posted on YouTube.

Please note, in accordance with the amendments to the Planning Act through Bill 185. The following parties may appeal this application to the Ontario Land Tribunal for a hearing:

- a) The applicant (a specified person, a public body, the registered owner of the property to which the by-law would apply)
- b) The Minister

Please note that if a specified person or public body does not make an oral submission at a public meeting or a written submission to the Township of Puslinch, before the decision is made, the specified person or public body is not entitled to appeal the decision of the Township of Puslinch to the Ontario Land Tribunal.

In addition, if a specified person or public body does not make an oral submission at a public meeting or make written comments to the Township of Puslinch before a decision is made the person or public body may not be added as a party to the hearing of the appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so. You may wish to talk to Township staff regarding further information about the appeal process.

The format of this Public Meeting is as follows:

- The applicant or agent will present the purpose and details of the application and any other relevant information.
- The Township Planner will then provide a brief presentation.
- Following this, the public can obtain clarification, ask questions and express their views on the proposal.



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- Members of the public are permitted 10 minutes each to ask questions and express their views. This time limit is imposed to provide each member of the public an opportunity to speak.
- Council will then have an opportunity to ask any clarification questions.
- The applicant and the Township Planning Consultants will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant or staff will follow up and obtain this information.
- Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

5.1 Zoning By-law Application D14-WDD Main St Inc. – Part Lot 31, Concession 8, Township of Puslinch

Councillor John Sepulis: This Public Meeting involves an application by WDD Main St Incorporated, Zoning By-law Application D14-WDD-WDD Main St Inc – Part Lot 31, Concession 8. The purpose and effect of the proposed Zoning By-law Amendment is to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 to rezone the lands from Urban Residential, Future Development 2 and Natural Environment zone to Urban Residential, Site Specific Special Provision zone and Natural Environment zone with an environmental protection overlay. I now would like to call the owner/applicant to please approach the table to make a presentation.

Kayly Robbins, Applicant Agent, Weston Consulting: Thank you. Good evening, everyone. As I said, my name is Kaylee Robbins. I'm a planner for the applicant, so we are here tonight for the second public meeting for this Zoning By-law Amendment application. I see some familiar faces in the room here. So, the intent of this meeting is really not to go through everything that we've already presented. We've tried to scope the materials that we are discussing today, based on the feedback we received from the last public meeting which, just to kind of summarize, was mostly related to traffic and transportation concerns. That's what we're focusing on in our presentation. But we are available to ask questions regarding other matters of the application.

So, just as a quick overview of kind of some items we discussed at the last public meeting. The intent of this Zoning By-law Amendment application is to provide increased housing opportunities in the Morrison community. We are trying to propose something that's in keeping with the fabric of the community. That's where you see one to two story dwellings, approximately 2,500 to 3,000 square feet. As part of this application, we are also proposing protection of the natural heritage features and their functions for the long term through the zoning provisions. We're also proposing improvements to the existing street network. So



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this would include upgrades to the existing Ochs Street to design that per Township standards and then we're also looking at relocating the current retaining wall at the Ochs Street and Badenoch intersection to improve those current sight lines, which we know are a concern, and then we are proposing a scale of development that can be supported from the private servicing perspective.

This might be a bit tough to see on the screen. So perhaps I'll just speak to it. So, the green area is the environmental protection lands. The yellow is the proposed lot fabric. The blue is the proposed stormwater management facility, and then the purple is a new municipal street. With the call outs that you can't quite see on the screen. Here is some additional information regarding the transportation network. Based on the initial development of this concept and then after the last public meeting we did go back to MTO to discuss an access to Highway 6 with them. It is unfortunately not an option. It is a controlled access highway, and they do have significant concerns with any new access to Highway 6 and that aside, it would also traverse the existing wetland which the Conservation Authority would not be supportive of in encroaching in that existing wetland.

We also reviewed the Main Street access. As that was a comment that came up at the last public meeting as well, and in conversation with our traffic engineer, and I'm sure he'll provide comments tonight as well. Those sight lines are also deficient because of the crest of Badenoch. And there's also issues with the proximity of that access to the Highway 6 and Badenoch intersection. Working with the Township, based on the comments received from the public meeting, there is a potential to convert Back St to a 1-way street. We don't anticipate traffic for this development to travel on Back St. Obviously, it can happen. That's not what we're anticipating. We do anticipate traffic traveling onto Badenoch, turning onto Ochs directly into the development. But based on the concerns and the potential for using that street, I think the Township is exploring, converting that to the one way, and I don't know if there's been a decision on that. I can obviously let the Township speak to that a little later.

Our traffic engineer has assessed the sight lines at Badenoch based on surveyed speed of the street, and the sight lines do meet the requirement with the shifting of the retaining wall. So through this application we understand there are existing concerns with the road network, and with this application we are proposing improvements to provide a better road network for existing residents as well as future residents, with the improvements to Ochs St. and the relocation of the retaining wall. That is really the presentation tonight. I obviously am available to discuss other components of the application. But I wanted to focus on the traffic items as coming out from the last public meeting. Thank you.

Councillor John Sepulis: Let's turn it over to Jesse Auspitz, the Township Planning Consultant, to present his report.



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Jesse Auspitz, Township Planning Consultant, NPG Planning Solutions: This application, as mentioned, is related to 23 hectares of land in northeast of Highway 6 in Morriston. The subject land would be accessed from Oches Street, which is located southeast of the site. Located northeast of the Main St entrance and also connects to Badenoch Street east. This slide that show in terms of the application process. This slide outlines development process regarding the proposal. The 1st submission was received by the Township in March 2023 and there were also 5 subsequent submissions since that time. Notice of complete application and public meeting were issued on January 31st, 2025. Minutes of Council indicate and direct staff to hold an additional public meeting for the application. There was already one public meeting that occurred March 5th, 2025, this is the second public meeting that has been required as per Council minutes.

Through the process we've have been working collaboratively with the applicant to address various comments as they have been received. We're not providing a recommendation report at this time. But at a future date there will be a recommendation report outlining the planning opinion.

As indicated, the proposed Zoning By-law Amendment would facilitate a subdivision consisting of 21 single detached dwellings, a stormwater management facility, and also natural environment lands and public street, as was shown. There is a concurrent application of draft plan of subdivision that's being considered by the County at this time, as well to actually facilitate the creation of these lots and blocks. There are various environmental features on the lands that have been identified, including non-provincially significant and unevaluated wetlands, significant woodlands, regulated and non-regulated watercourses and the regulated watercourses also include floodplain.

The surrounding lands are residential and commercial uses, and directly northwest of the subject lands are residential parcels of varying sizes. I'd like to turn it to the next slide, please. This is the location which I identified. So, we have heard several comments from the public to date and I'll provide a summary as well as some of the considerations regarding those comments. These are basically the bigger comments that have come from the public, and we are hearing them as we're going through the process.

The first comment is regarding the location of the access. As indicated, there was two options that were requested to be considered, Main Street as well as Highway 6 both of them have issues. Main Street is less than the 20 meter as required for a boulevard. Ochs Street does have that required boulevard with the paved portion may have to be reevaluated, but if Main Street were to be used, you would have to take some land, some private lands. Highway 6 is not an option because it's a controlled access.



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There were concerns regarding sightlines. A sightline analysis was completed in accordance with the requirements of the Township and the County. The assessment confirmed that sufficient sightlines are available conditional on the realignment of Ochs Street and shifting of a retaining wall. And that retaining wall is on Ochs just up the southwest corner. The location of mailboxes was raised as a concern as well. The location of mailboxes has not been determined, however, through the process, and recommendations for conditions of approval, we will be considering location or requesting locations that do not encourage access onto Back St.

The length of a public road was raised as a matter. Specifically with respect to a comment, was brought up with respect to safety. The Chief Building Official and the Fire Chief don't have concerns regarding the length of the road. The reason is because there's two water reservoirs being proposed, one in front of Lot 18 and one across from Lot 16.

There were comments regarding dark sky compliance. The Township Zoning By-law has provisions requiring lighting to be confined to the vicinity of the lot. So, that's lighting on the private lands. Regarding lighting on the public lands. The Township doesn't have specific standards on that. Then the last concern or comment that came up was regarding the internal grade of the roads. We know that Public Works is not concerned, has reviewed the application, and does not have concerns regarding the grades of the public roads. So that's what I have.

Councillor John Sepulis: Okay, great. Thank you very much. We'll turn it over to the public now to ask their questions. What I'd like you to do is come forward to the stand, state your name and address for the record, and then ask your questions or provide any comments. I understand that there's two members of the community, Kathy McNabb and Lucy de Jong. You have a presentation ready, so we'll ask you to come first and do your presentation.

Cathy McNabb: Thanks very much everyone. I'm Cathy McNabb. This is my neighbor, Lucy. My husband, Hans Jurgensen put this together after we left the last meeting last time, where we were really talking about traffic and that sort of aspect of all of this and he went and did a little more just digging on his own, because he was just really concerned that the Back St. access. We call it Back St. I know it used to be called Ochs Street there, and that's actually one of the points that I wanted to make. This Council has always been really great about, you know, listening to residents and our concerns about danger and liability and that sort of thing, and that used to be called Och St., and, we had like ten streets in Morriston, and two of them had the same name. We live right at the corner where this retaining was, and we would constantly get people knocking on our door, looking for Number 12 Ochs St. or number whatever, and there was none. There's two of us there, and it was sort of comical at first, and then it became annoying. And then it became a problem when it was an ambulance one day, and that's when we called Council at the time and said, can we do something about this? And right away they got on it,



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and they changed it to Back St. So that was a great example of the proactivity that we've always appreciated from Council and listening to our concerns.

So, that's why Hans put this together tonight. Now. Unfortunately, he couldn't be here. He hadn't been so he couldn't get out of, so he asked myself and Lucy and her husband Mike, to kind of listen to his concerns. He put it together last night. So really, this is all of our concerns. Our goal with it is really to just express why we don't think the Back St. access is a good idea, based on our observations of living there for over 20 years. I'll just go through it here. But so, we're talking about the 21 houses of unknown size. We did find out last time, and, as you said, 2,500 to 3,000 square feet. But as Mike asked last time, could they be bigger? And the answer was they could, so could there be ARU's in them? I understand it's a right in Puslinch. They could, and home businesses are going to be allowed from what we understand, so that just generates in a lot of traffic. None of this is about the size of the house, the look of the house, or any of that. There's no NIMBYism at all. It's nothing to do with that. We agree that development is good, but just don't access it there.

So, the sightlines create a blind intersection. You say that that's been addressed, well, it seems like we have some conflicting information. So, I'd love clarification. The narrow portion of Back St., the east/west part of the back is not suitable for two-way traffic, and one way is just going to clog it up even more. The grade of the proposed road. Now you've addressed that. So that's great, if that's all good. And then the access and entrance, when the 401 is blocked, which, as we know, happens regularly.

Hans took a bunch of pictures. So, here's the intersection as it is with the offending retaining wall, and as it is, it is very, very bad which we all agree moving that retaining wall will give us much better lateral sight lines, but it won't do anything about seeing through the hill. It's the hill. We can't see through it coming or going. So, there's the location. It's 50 kilometers an hour is the speed limit going through there further to the east just before you start coming into the town, it's at 80 kilometers, and you can see it's a big, wide, open road. People go 80km, and they don't really rarely slow down to 50km. They just keep going because the road environment is built and looks like it is an 80 kilometre road. So, that just illustrates that.

And again, this is not about that we don't like the look of the houses or anything. It's just the trend in Morriston, and Hans went out and took pictures. They're all the houses seem to be large. They're not small cottages. They're built for lots of people, multi- generational, additional family members, nannies. So it's not about size, that doesn't matter. It's the number of vehicles and cars. So the bigger the house, the more cars, the more residents, the more traffic. And that's the concern for us. He's got a few pictures of the samples of the trend, and I see they've all got 4 car garages, 3-4 cars, as Hans says. As Han says, they all have 3 car garages, except for the ones that have 4 car garages. So, when you add up the cars, if you say 3-5 cars per home times 21 homes that is another 63 to 105 cars. Now then, you add in the ARU's, which as we said they are a right, basement apartments, that is another 10-40 cars, and that is just the residents, and



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then we have non-resident traffic. So, what we are asking is that if you cannot just look at the little traffic study.

Lucy says that the traffic study was done before there was a camera at the end of her driveway for overnight and sure there is not a lot of traffic on that corner there. But now you add all of this in. So, we are just asking if Council can consider looking ahead, not just at what might be there now, or when 21 homes are put in. Because when you add in all of that plus the non-resident traffic you have. They've got a daycare. Now you have got, they are dropping off, people coming and going, dropping off the kids twice a day. You've got a tax consultant or hairstylist. There are more people coming and going. Amazon deliveries, food deliveries, PSWs. That is a lot of traffic on that little road and the reason that we are concerned about that is it is a very dangerous intersection, Back St and Badenoch St. It's got that hill, that blind hill, and you can move the retaining wall, but you can't move the hill.

This is some speed data that we collected. Now, I understand you have some as well. But this is Han's email from Wellington County and you can see the average speed was 66 kilometres an hour with the 85th percentile at 76. So that is a lot faster than the 50 that is posted. The minimum sightlines for 50 km/hr is 130 metres. Hans had Pasquale Constanza from the Wellington County Road Department come out and do a sightline measurement and at that intersection he saw that it was 121 metres. So, it is not sufficient. That is at 50 km/hr and they are not doing 50 km/hr. This study was from a couple of years ago, but they have not slowed down, I think, anecdotally. We can tell you that it is not slow as of yesterday. I think that this is sort of the basis of our concern right here. You can't see through the hill. You can move the retaining wall and see across, but you can't see through it either coming east to west or west to east, especially in the winter, especially when it is slippery. It is just an accident waiting to happen literally, especially when you in all that extra traffic coming and going in that one area. So, that is the crux of our concern.

You can see now nosing, you have to nose way out before you can even start, hope to look up, especially if you want to make a left. If you move that retaining wall that will help but the hill is right there, so I don't understand how that will help. Maybe you guys could clarify that for us. Here is the actual Back St. There is no way that can be a 2-way street. Now you've addressed the possibility of turning that into a 1-way street. But how are you going to enforce that? Are you going to have OPP sitting there and catching people? We have asked for it often on the hill and try to catch the speeders and we rarely have OPP presence there. I can't imagine them sitting around Back St trying to catch people going the wrong way, there would be no place to park. It is all traffic. Whichever way you put it, all the traffic is down, you can't even go around the 12 homes that use this area now we make it work tucking into one another's driveways and it's fine. You can't add another 30-40 cars in there and hope for that to work and school buses. We have both seen school buses trying to get down there, especially in the winter, especially when there is snow piled there backing up into Lucy's driveway. It's just not set up for what I believe you propose to happen there. That is our concern.

You have addressed the grade. This was another concern that we had. So, we took a picture of the grade. There, now, you have addressed that and said your public works feel that they can get a snow plow up and down there, and again we'll leave it to your expertise for that. With all



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that traffic, now we have got a whole lot more people trying to make a left hand turn there when the 401 is closed. That would be the same at Main or on Back. That is why our real goal is we were hoping that we could encourage you to do the best you can to work with the MTO and look at Highway 6. You have said that you have asked. I don't know how persuasive you can be. I know that I have contacted our MPP and haven't gotten anywhere but that was because of the election going on. We do know you would have some more clout with them than we would. understand no one wants to hear about the by-pass anymore.

There are the traffic calming measures and if this could somehow be proactively future thinking and not just going the cheapest, easiest route but be more forward thinking for our community as a whole. We would really appreciate it if you could find out exactly what the MTO's issues are with it. Why can't we come up with a more creative solution. Possibly a roundabout, a stop light, it is doable. That would be our first ask. We are going to request MTO to confirm in writing that they are denying access off of Highway 6. We would like to ask them to confirm why Main St is not a consideration. The proximity to Highway 6 was expressed to us and it does not have the sightline requirements but either does Back St, so why is one better than the other. At least Main St doesn't have that hill. We are requesting Township study Back St and Main St and assess which access possesses the least risk or liability to the Township. It comes back to the Township with the Ochs St example when we had an ambulance show up at our door. They realized this is a problem and they fixed it. So, realizing that another 50-60 cars coming and going on Back St is a potential problem, can you just go ahead with that and say well, that's it. We would like you to at least look at the two and maybe pick the worst of the bad. We do not support the one-way traffic on Back St. It is really a bad idea. It is way too narrow to do two-way and one-way is going to clog everything going down the north/south portion of Back St. The one-way east to west makes Main St an unofficial entrance anyway. If it is one-way can you confirm compliance with the OPP to come out and look. If Back St is approved as the entrance than the east/west portion should be upgraded to two-way on Back St and I don't know how you are going to do that. But I think that is the least that could happen so it is not funneling along Badenoch. If the Township does not approve the development proposal using Back St as an access based on the increased liability the Township will incur, can a developer or OLT force the Township to take the increased risk when another access is possible with less risk to the Township? That is what we are discussing. Knowing the risk, knowing the sightline is not within the guidelines as Pasquale Costanza indicates to us the other day, can the Township knowingly say, oh well? I don't think that is what you guys do but that's the concern we had. Thank you very much for listening and answering many of those questions.

Councillor John Sepulis: Thank you very much for the presentation. I would like turn it over to Kayly to answer some of the questions.

Kayly Robbins, Applicant Agent, Weston Consulting: Thank you. I will clarify a few items. You mentioned ARUs. We are not seeking those permissions so there would be no additional residential units permitted in these homes so these will be a one-unit dwelling. ARU's are permitted in other dwellings in the municipality but we are having those provisions removed. Hopefully that alleviates some concern with traffic within this development. It is just one main unit in the house.



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The size is proposed to be 2500-3000 square feet. It is regulated by the zoning provisions and we are not seeking any other changes to the zoning. We are not seeking a reduced lot coverage to have a bigger house. We are not seeking reduced setbacks to your lot lines. We are not seeking an increased height. The only provision we are seeking is a reduction in the lot area which does not impact the size of the dwelling. We are not looking to change what your property is zoned. The same would apply to these dwellings.

I understand there were some concerns with the sightlines and I will let our traffic consultant Will comment on that. I think you mentioned the sightlines and speed limit coming east on Badenoch because you do not have the same crest coming eastward into Morriston.

Enforcement of one-way traffic. I cannot comment on the enforcement of that. I think it does take some time for residents to realize it is one-way and comply with that.

I will pass it over to Will for his comments.

Will Maria, Applicant Traffic Consultant, GHD: Lots to digest. Thank you very much for your comments. In terms of trip generation. You mentioned about the number of units and how many cars per unit. We need to take it back in terms of the analysis that we do for a traffic impact study is based on A.M. and P.M. peak hour. Weekday A.M. and P.M., the commuter peak hour and that is the traffic that we go out and capture. Someone mentioned the camera set up. It was there to capture the A.M. and P.M. peak hour. So we recorded the traffic during the daytime starting at 7 in the morning, go till about 7-8 o'clock at night and from that data we captured the highest hour of volume in the morning and the highest volume in the evening. We use the ITE, The Institute of Transportation Engineering Handbook in terms of calculating the anticipated trips that are going to be generated by a single-family home. In this case that's what we do to put the additional traffic onto the intersection that we studied in the case of this traffic impact study for the peak hour A.M. and P.M. So, I understand that there could be more than 4, you know, vehicles in the house. It all comes down to how much of that traffic is actually leaving in a single hour and in the peak hour. If there were people coming in and out, I mean, yeah, there could be a lot more traffic throughout the entire day, but we always look at the capacity of an intersection for the peak hour when the highest volume of commuter traffic is on the road network.

In this case here with Back St and Badenoch, the capacity analysis is telling us that there is a lot of capacity. There isn't a lot of existing queuing that would be anticipated. It is all going to be within acceptable parameters. Hopefully that kind of answers your question about trip generation. It could be, you know, more traffic throughout the entire day in and out, but in terms of the capacity of that intersection based on the geometry of the intersection there is the capacity there in terms of what it can accommodate. Way more traffic than what we put on it. We don't just look at the existing traffic and put the site trips onto it. We look into the future. We add a



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quarter growth, 2% per year to the traffic that is there now, to anticipate additional growth. Then that is the analysis that we do in the future as well. There was nothing identified in terms of queuing or delays that would be unacceptable to the operation of that intersection.

With respect to sightlines, which I think is the next big comment here. The access onto Highway 6, we did reach out to MTO via email to request their comment on the possibility of having an access there. They emailed back that based on their review we don't satisfy the spacing guidelines for any access on Highway 6. Their preference is always when there is acceptable access off of lower tier roads that municipal roads would be the preferred option for an access point and not directly onto an MTO road. And I think there, you know, because, it's not just as simple as putting in an access on the highway. 6. There would be other requirements, i.e.. left turn lanes in order to just get traffic in and out, not to stop traffic on Highway 6 if you were coming south and wanted to turn left into the development. There just isn't enough right of way and room there to accommodate additional lanes, and so MTO access guide spacing guidelines are not satisfied. There is acceptable access off of lower tier roads. So, they're saying no to highway 6.

Then they looked at both Main Street and Back St and their position was that Main St also doesn't meet their spacing and their access spacing guidelines from the intersection. And so they're saying their preferences is for Back St to be the access to the site.

I think you mentioned and we're talking about the one-way system and trying to keep it two-way. Or we're trying to keep traffic from this development to go on to Main St because of its if it's narrow existing pavement. If we were to make Main St the main access right and not Back St, that would force all of this traffic from this development to use Back St to get to Main St to exit onto Badenoch.

Cathy McNabb: Wouldn't the best direct line be down Main St into the subdivision?

Will, Applicant Traffic Consultant, GHD: No, it has to still come from this location where it intersects with Back St today. But then they would all have to travel along Back St to get to Main Street.

Cathy McNabb: But there was on your drawing that it could go right into the subdivision from Main Street. What's the problem with that. Is it going right into? Doesn't the property go all the way along?

Kayly Robbins, Applicant Agent, Weston Consulting: We explored this option with the conservation authority. There's no policy that allows for the development in the wetland. We would be completely removing the wetland within this property to accommodate



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that road, and I believe the Main St right of way is also not 20 meters, so there would be land acquisition required to meet Township standards there.

Cathy McNabb: And is that a deal breaker?

Kayly Robbins, Applicant Agent, Weston Consulting: I can't comment on the Townships acquisition policies or abilities, unfortunately.

Cathy McNabb: So, in order for Main Street to be considered an access, not having to use Back St to go to the right of way at the north/south Back Street, and into the subdivision with that road you showed, you would have to acquire some lands and get wetland permits from the Township and from the conservation authority? I think, continue in the site analysis in a second.

Kayly Robbins, Applicant Agent, Weston Consulting: Yes, the way we look at both Main St and Ochs/Back St are, you know, there's constraints with each. So, we had to really weigh the constraints with each, because we did consider both. Main St, it does not meet the MTOs spacing requirements. It requires destruction of a wetland. It requires acquisition because I believe the right of way width is not 20 meters.

Whereas Och St, the boulevard width is 20 meters. We can upgrade it to Township standards, and we can shift that retaining wall to ensure better sightlines. There's no destruction of wetland with that option. Then the Main St also does not have sightlines. So, there's quite a few items that need to be considered here. So, when you're weighing both options, Ochs St does have less constraints and less concerns, really, from a traffic perspective and environmental perspective.

Will, Traffic Consultant: The issue when going through the wetland when there is an alternate is getting permission to go through the wetland when there is an alternate access to that road. That's why, when we were looking at it, it was ideal to not use Back St at all. We didn't assign any traffic to Back St, and the goal was to make the Back St and Badenoch intersection as best as it can be to make it the ideal and optimal and recommended sort of access to and from. It's the most direct access to and from the proposed site which would then preclude anybody from having to use Back St and Main St. So that was the point I wanted to make.

So now, coming to the sight lines. We did, as our traffic impact study shows, go out there and did a sightline assessment measurement from the existing Back St and Badenoch intersection. We also did one from the Main St and Badenoch intersection, and you were. I think you mentioned 130, I think, from our table the County's is 135 is the requirement based on the posted speed limit of 50 km/hr.

So, it's based on the posted speed limit. So, the requirement that the County has doesn't look at the existing speed of cars, etc. So, it is based on the posted speed limit. It's 135. When we went up there and did our assessment of the Main St access. I believe we were



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coming in at about 128-129. So almost it's the same crest in the road that affects the sightline from Back St that is affecting the sightline from Main St. It's just in the opposite direction. Right? So, I say, we're pretty close, you know, 135 or 129 almost satisfied.

The sightline assessment that we did from Back St. We did it two ways. So, we did it field measurement, which for us is always the preferred. From our field measurement, I think we're getting 135 or 136 right about there.

We also took a look at the drawings of Badenoch Street that we requested from the County, from the last time they went out and did their roadworks along there, where they actually did reduce the crest in the in Badenoch St and improved the sightlines along Badenoch Street. Based on those drawings, now they're not as built drawings, which means they're not shot as a survey drawing after the construction they would be construction drawings. So, these are the drawings that would have been used when they went out there to reconstruct the road and the sightline measured on the drawing comes in at about 129 or 130. So, you know, it's just about matches with Main St, however in the field measurements came in about 135 from the existing Back St intersection.

In our opinion, the sightlines are slightly better from the Back St and Badenoch intersection than they are from the Main St intersection. Now these are taken from the existing alignment of Back St. So, one thing to keep in mind is what we're proposing in terms of the reconstruction of Back St to town standards is also shifting of that road slightly to the to the east, further away from the crest. So, it does improve the sight lines by about 10 meters or so from where the new location of any vehicle that's sitting there waiting to turn will be further away from the crest of the road. So, because of those two things, we're saying that the sightlines from Back St and Badenoch are better than they are for Main St.

I heard your comment about the speeds along the road. So, we had a speed study done on Badenoch Street. Now our speed study was done west of Back St, pretty much towards the top of the crest of the curve, because that's the traffic that we're interested in seeing the speed. It is what was leaving the town coming east, right towards Back St, because that's the vehicles that are traveling over the crest that we that you know the motorists need to see in order to be able to make that left turn. Looking to the west there's plenty of sightlines. We can see vehicles, so even if the speed of a vehicle approaching from the from the east is 80 kilometers or 100. There are sufficient sightlines there to be able to see that vehicle. So, our concern is with coming over the crest and being able to see that traffic.

So, I believe you had mentioned the speed study that was done was between Currie and Back St which is east of Back St. So, it doesn't surprise me that it's coming in at higher speed because that is when it turns into 80 km/hr, and a lot of the traffic in both directions is either coming in and slowing down by the time they get in, but they probably don't slow down until they get into the



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town, or they're speeding up. So, I understand, you know, coming from that where there is very little side friction and no driveways, that the speed you know would be higher. Our speed study, as I said, was done to the west of Back St, and we were getting about 59-60 kilometers as the 85th percentile speed limit. We did the speed study over 24 h period and that's what we use then, for the design speed of our sightline assessment.

Cathy McNabb: Is all of that data and reports available for the public to see?

Will Maria, Applicant Traffic Consultant, GHD: We do mention in the speed study what the results were, and it's in in our TIS and in the appendix and the sightline figures are all in the appendix as well.

Cathy McNabb: And that is all available to us?

Councillor John Sepulis: Yes it is.

Cathy McNabb: Okay, I will dig that up.

Councillor John Sepulis: Great anything else to add by Jesse.

Jesse Auspitz, Township Planning Consultant, NPG Planning Solutions : I don't have anything else to add.

Councillor John Sepulis: With respect to the ARUs. It's a provincial matter, and the comment was made that then they don't have to allow it.

Jesse Auspitz, Township Planning Consultant, NPG Planning Solutions: ARUs, they are a provincial matter. However, they're a provincial matter on urban areas that are serviced. These lands do not meet that criteria because they're on wells and septic systems. The Township Zoning By-law permits ARUs, however, the exception that would apply would be that ARUs would not be permitted on these lands, and part of the reason why we were considering that was because of the density of the lands being less than an acre.

Councillor John Sepulis: So, let's turn back to the audience. Are there any other members of the audience that would like to come up, ask a question. Please come forward, state your name and address. You will have 10 minutes to speak.

Mike VanHee: Hi Mike VanHee, 7519 Wellington Rd 36. I just wanted to clarify. Sorry it's been an interruption. But it doesn't just turn to 50 right there. There is a sign there just before Back St. But it's actually quite further down almost at the 401, basically, right?



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The other thing I wanted to just mention was, you know, the sightlines that you guys are talking about. Those are minimum requirements. So, when we're talking about minimum requirements, you guys are playing around with a few meters here, there, like it's, you know, like an average or whatever. But it's their minimum requirements. I think that's a bad idea in general to kind of be skirting along the minimum requirement because it's basically scraping the bottom of the barrel when it comes to building code for anything, you know, like I wouldn't want my house built at minimum requirements just because it barely passes code. I wanted to know that it's built with a little bit of thought and what not right?

The other thing is your average speed is still above the posted speed limit. Right? So, we're dealing with minimum requirement sightlines. But then, when it comes to speed, it's not, you know. We know that people aren't driving 50 kilometers an hour, right? And so, it's been a major problem for all of us on that road. Especially when there's a school bus and stuff like that. You know what I mean. But anyway, I would just kind of leave that thought there, you know what I mean. We don't want to be kind of doing things to the minimum.

The other thing I wanted to mention was we have 21 lots. You want to reduce the minimum lot size for houses that are built. Most of the homes that are there that you guys are making reference to are like to the community. You know, they were built when these pictures were taken 100 years ago. Most of those houses are 1,000-1,200 square feet. They're old century homes and things were a little bit different back then, right? So, the majority of the homes that are being built now are built to a higher standard. A lot more people, a lot more consumption. I think 21 houses is a lot. It's a lot of traffic, it's a lot of water, it's a lot of water coming out of the ground and water going back into the ground in the septic beds. It's going to put a lot of strain on the water table and everything, in my opinion. I know we didn't really bring it up last time. Notice the size of the plots. But I think that's a major thing that is kind of being a little bit overlooked with traffic. It's all coming together with, you know, the amount of houses that are going to be there. The house size, I think, is great. There is a lot of major big homes there, right? But keeping with the community I think one acre is small enough for a home of that size.

The other thing I wanted to mention was Highway 6, which you said, was controlled access. I was wondering when the bypass does come, there won't be a highway anymore, will it? So, will it still be controlled accessed? Will it still be a point of conversation? Or is this just? You know? That's all I wanted to know. But it's a lot more you guys have to dig in and kind of reach out to MTO about that. They've already procured all the land for this bypass. So apparently, it's coming. But you know what I mean. It's going to really change the way everything happens in Morriston.

Councillor John Sepulis: Okay, thank you. So, I was wondering if you can address Morriston bypass?



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Will Maria, Applicant Traffic Consultant, GHD: Yeah, I mean, I don't know if MTO, once the bypass gets constructed, is going to downgrade this from an access control. They do maintain access for control to a lot of their highways, even though it's not, you know, a higher order like highway states would be. Just for this exact purpose, they want to be able to maintain control over permitting access onto their roads. But I can't speak for that, but I think we don't know when that bypass is going to be in, and they're trying to make a decision now for this to be constructed now. Then they're using that for their decision making.

Your comment about the minimum requirements. Right? It's a fair comment. And I think, the one thing that we got to take back here is that we are not proposing this access because we have a bunch of frontage along Badenoch, and we can decide where the access is going to go. I would agree we would locate it as far as possible, but in this case it's an existing intersection, and we are choosing the best option that we have available to us in terms of the access. We're also going above and making it better than it is today, both with the retaining wall and with shifting it further away from the crest by moving it over to the east to improve it. We're not just scraping the bottom of the barrel, as you said, to the best of our ability, in terms of how much room we have to be able to move it. So, I just want to make that comment.

Councillor John Sepulis: Okay, thank you. Jesse, could you comment about our hydrogeologists?

Jesse Auspitz, Township Planning Consultant, NPG Planning Solutions: Yeah. So, the hydrogeologist has reviewed the application. They did not have concerns with respect to the proposed Zoning By-law Amendment. There were technical conditions that were intended to be addressed through future plan of subdivision one of the items that they wanted was using the potentially the lower aquifer.

Councillor John Sepulis: Thank you. Okay. Any other members of the audience who would like to come forward and speak or ask questions? Yes, please come forward. State your name and address please.

James Dors: Yes, James Dors, 7515 Wellington Rd 36 or Badenoch St, beside Lucy. I don't recall the last meeting that we talked about Back St being a 1-way and the traffic study with the increased traffic that will be if you make that a 1-way. Coming out onto that intersection is now going to be coming in Main and up, back and out again. That's going to increase, and mailboxes are all there. So, the whole community on the east side of Highway 6 or most of it comes to there for the mailboxes. That's going to increase the traffic coming up to that intersection as well. Really just wonder if we can right the answer.

Will Maria, Traffic Consultant, GHD: The short answer is, no, I mean, we didn't update our traffic impact study. That was just something that was discussed at the last meeting, and then, I think, went back to the town and was just a point of discussion to say, is that possible? Would it help? And I think the comment that I made earlier all that traffic, if we made that a 1-way street that



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would be redirected to Back St and Badenoch. I, personally don't have an issue with capacity at that intersection. As I said, it's very low right now, in terms of volumes, or even the projected future. I am confident that we can relocate that traffic, and from a capacity standpoint that intersection would not fail.

James Dors: We talked about the speed, and I think we have to be forward thinking if we're going to do something about reducing the speed there, because you know that it's more than 50 going both directions always. Like they're going past my driveway at 60 miles an hour at times for sure, coming out of the village. If you're going to reduce that speed, it's going to have a direct effect on the other Ochs Street and Currie. because when you slow the traffic down there people are going to go through Currie and Ochs St, and you're going to increase the flow of traffic there. So, whatever happens on Badenoch and 36 to reduce speed is going to have a direct effect on Currie and if a traffic light goes there, I guarantee Currie through Ochs especially when the 401 backs up that's going to become the main thoroughfare to Highway 6. So, then you'd be looking at another light on Highway 6 again. That's where it's Currie that comes up there. So, I think we have to look at the bigger picture than just that intersection, because whatever we do there is going to effect the other ones. It's guaranteed to happen it is human nature.

Councillor John Sepulis: Thank you very much. That's a very good point for us to take into consideration. Are there any other members of the audience would like to ask questions? No? Okay, then, let's go online. See if there's any attendees watching the meeting that would like to provide comments or ask questions. Carly, please state your name and address for the record.

Carly Seeley: Hi, It's Carly Seeley, 24 Back St in Morriston. Just a couple comments, and then some follow up questions. I just want to state that I certainly don't support Back St, turning into a 1-way.

Between 3-4 buses come down our street morning and after school, and turning that into a 1-way with any other cars in addition to it, with the 21 houses being put in is just going to cause a huge backlog. That is the first comment.

Ten the access off of Main St. Just a few points to touch on that. I think that the developers just looking for an easier, less expensive option for access. There's ways that you can cross over the wetlands. Yeah, it might cost them more money, but it's certainly an option. But, as far as the safety goes, keeping the access coming onto Back St from Badenoch. I can't even count the amount of times, coming out onto that street, and I'm driving the speed limit, I'm cautious, I'm aware of what people are driving, coming, going eastbound from 6. They've come, maybe a



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kilometer, and they're already exceeding the 50 kilometer speed limit at that. To judge whether you're nosing out past the retaining wall, whether it's moved back or not the speed people are driving at the crest of that hill is just a huge safety issue. So, I think that if a study, a separate study, is done for both entrances on Main and Back St by the Township, that they'll find some different answers than what we've currently been told this evening. Then the speed study that the planners were speaking to, 24 hours isn't enough to give us a proper answer on speeds coming along that section of the road.

As a previous comment was stated, people are driving 100 km/hr coming westbound because they've started at 80, and they've barely slowed down when the 50 sign starts at the other Ochs St. But coming in from east, going eastbound from the light, even though it's a 50 km/hr zone, they're exceeding it tenfold and then with that crest you know you nose out there, and every other time I pull out, someone has to go on to oncoming traffic, and it's a huge safety concern not to mention if there's any snow or any other conditions that are going to impede any stopping abilities. So just wanted to make those comments. I think I've covered everything.

Councillor John Sepulis: Do you have any specific questions?

Carly Seeley: Maybe just a question on if it's a possibility of the Township creating an access study for both Main St and Back St to show the feasibility with it being a little bit more safe and efficient from a Main St entrance versus the Back St entrance. They're coming in slower from the lights. There's no crest on the hill to enter on Main St. They don't have to expropriate anybody's property to appease their entrance way. So, I'm just wondering if the Township might be able to do something with that.

As well as Main Street being a partial access. How is it partial? It's either not an access or it is an access. How is it able to be a partial access?

Jesse Auspitz, Township Planning Consultant, NPG Planning Solutions: I'd like to respond to using Main St as an access. I think that I think Main St has been thoroughly considered. There are significant constraints with Main St. Specifically, the width of the right of way is well below standard, as well as crossing a wetland is a major environmental and natural heritage concern that would be very difficult to challenge.

The crest does impact both Main St and Ochs St. I don't see any value, from my perspective, to ask for another study for Main St, given those constraints already. I will let the traffic consultant experts respond as well.

Carly Seeley: We're just asking you to consider the sightlines compared to Back St.



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Will Maria, Applicant Traffic Consultant, GHD: I think I would just reiterate from our measurements that the Back St and Badenoch intersection had better sightlines, albeit slightly including the relocation and shifting of that road further east away from the crest than the existing Main St does.

I'll just leave it at that.

Carly Seeley: And the Township can confirm that there's better sightlines at Back St versus Main St.

Councillor Russell Hurst: We have our transportation consultant here. I wonder if you could comment on that as well.

Julia Salvini, Township Transportation Consultant, Salvini Consulting: Sure. Thank you. We have been looking at iterations of this plan and options for this plan, not all of the information that we've reviewed is in a report.

My recollection is that when we were having this discussion about Main versus Back St, we did actually sit down and look at the this. I think we met and looked at the sightlines online. The applicants transportation consultant looked at those sightlines. They shared them with us. They're not in the report. I say that just to say we have actually done the comparison. It just doesn't show up necessarily in a report, because we've been having all these discussions over time.

I'm satisfied. I've reviewed the analysis that's been done for Back St, and I'm in agreement that the sightlines there are appropriate. They meet the standards, and the one thing I would say about the standards is there are factors of safety built into those standards. They're not bare minimum standards. They're the standards that we go to when we say, at what point do we say, this is going to be okay. These are the standards that we go to. We're meeting those standards and they're reputable Transportation Association of Canada standards. They've been around and we work with them every day.

I'm not concerned. I hear what everybody's saying, and I'm not trying to be dismissive of what we're hearing about the sightline concerns. But, we use these standards and we go out in the field and take these technical measurements at times when we're unsure by just looking, we can't tell by looking in the field.

You can't just stand there and say, Is it enough? Because it feels uncomfortable. We're hearing from you. When you make that turn from Back St onto Badenoch, it feels uncomfortable. It feels unsafe sometimes, but that's where we go to this guidance. These guiding documents that give us the kinds of guidance that we need to help make decisions. And they tell us, based on



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very scientific calculations, how much space we need and how much time we need for various vehicles to turn. And these are the guidelines that are guiding our decisions, and we are able to make those meet those guidelines with the two changes that we've both highlighted. So, one has to do with the retaining wall, and that has more to do with where the car sits relative to the road, and less about the length of the distance it has to do with what's in your way, and how close do you have to go into traffic. But the second thing is, the road is being shifted over a little bit. So, it is going to improve the sight distance in that location and make it a little bit more comfortable than what you have today.

Kayly Robbins, Applicant Agent, Weston Consulting: Do you mind if I add a comment? I think it's important to highlight at the very beginning of this process, without any consideration of cost, we truly did evaluate both accesses equally. There wasn't any sort of we prefer Back St or we prefer Main St. Originally, we had hoped to provide one through road so an access on Main and an access on Back, so you didn't have a roundabout in this development. This was absent of any cost considerations. From that and all the input from the technical experts, Back St is the less limiting access point. So, I just want to make that clear that from the very beginning we did try to evaluate both equally. There wasn't a consideration of will this cost more. We really wanted to provide the most appropriate access to this proposed development.

Councillor John Sepulis: This is not being documented, is there a way of taking the notes and providing a document to show the analysis you did with respect to Main St.

Kayly Robbins, Applicant Agent, Weston Consulting: There is some in in the traffic study, but we could look back at the various submissions we made. I believe there's part of the common response matrix. We submitted updated letters so we can make sure. I believe all of that would be accessible. But we can. We can provide that information.

Councillor John Sepulis: Any other questions. Carly.

Carly Seeley: Just to confirm the reports between access comparing Main and Back St. Is that what you just said you'd be able to give access to? We'll be able to see both. The comparison between the entrances to both based on sightlines.

Kayly Robbins, Applicant Agent, Weston Consulting: Unfortunately, it's not like one report or comparison document that says, this is Main St versus Ochs St. And within the traffic study, we have submitted that it reviews all the transportation aspects. So, we can provide that to you and any addendums that were submitted after that.

Carly Seeley: If there isn't exactly something comparing the two, can a study be done that compares both accesses?



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Jesse Auspitz, Township Planning Consultant, NPG Planning Solutions: I don't think at this point it's appropriate to be asking for another study to compare both the accesses. If the information is available. I think it's appropriate use that information. However, we know that Main St is significantly constrained and has significant technical issues with providing an access to the site. I don't think it's appropriate at this point to ask for that for another sightline analysis.

Councillor John Sepulis: Thank you, Jesse. So that's all this information e coming forward to Council and Council can make a decision at that time. Whether or not we, we would want a face to face up comparison between the options, 2 options, but certainly provide the data that you have, or have that sufficient information to address the concerns of the President.

Any other questions Carly?

Carly Seeley: No, that would be it. Thank you.

Councillor John Sepulis: Okay. Are there any other members of the audience who would like to ask questions? This is the for the virtual audience. Daniel, would you please state your name and address, and what your questions were.

Daniel & Elizabeth Sisolak: Hi, there, it's Daniel Sisolak, and as well. Elizabeth Sisolak. Just a shout out to Cathy and Hans for the great work there. We own a property, 7537 Wellington Rd 36. We back onto the subject property, and we understand where the houses are subject to be built. But, where can we find information, or what information can you tell us about the rest of the property particularly, the wetland area, the forested area, again, that our property abuts up to.

Is there any future development that's going to be going on there?

A secondary question to that is: are there any alternative access points other than the two that are under consideration now that might be feasible, based on further research, investigation and study based on the overall proposal?

Kayly Robbins, Applicant Agent, Weston Consulting: Thank you. With regards to the EP lands they're identified in the official plan of the County of Wellington, as I believe their terminology is environmental protection. We are also rezoning those lands to environmental protection as well. They are now but we're actually enlarging that area through the zoning application. This will provide for these lands' future protection. If they were to be developed, they would have to go through this formal rezoning process. I don't see that happening. There's no intent



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to develop these lands. We are zoning them for their long-term protection. So there's no development anticipated for these EP lands. With regards to access, there is no other access options other than the ones we've discussed here tonight that the property doesn't have access on any other municipal right of ways other than those discussed tonight.

Daniel & Elizabeth Sisolak: Okay. So no plans for that to become park space, that is something we had heard when we were actually looking at severing the lot that we currently own there?

Councillor John Sepulis: We had a there was a report before Council today. Staff asked whether or not the Township should assume those lands. We basically deferred the decision until we have some more information. So, the jury is still out on that. Certainly, that's an option to consider that Township may take some ownership of those lands or may not. A decision has not been made.

Daniel & Elizabeth Sisolak: Okay, thank you. We do also have concerns that we always did when we lived beside the lot there for many years with children like this speeding along there is ridiculous. So, 60 you know by the time you're getting into like Back St there. But where we lived motorcycles, It was ridiculous. It's one of the reasons we moved, actually.

I can also say back in the day, and we're going back, probably 20 plus years ago I put a proposal together with a group within the community, and we were able to get the traffic speed reduced to 50 km/hr because of all the complaints we got for the speed on that road from all points, and I know you've done studies. And I know you've done different areas within the geography of the area. But I can tell you, with 100% certainty, the road speeds on that highway are over the top.

It is a danger zone, and something needs to be done to mitigate it, because it is a serious problem and living there for 25 plus years we saw it grow over time based on the growth of the community. Thank you for your time.

Councillor John Sepulis: Thank you for your questions. Are there any more questions from the audience?

Justine Brotherston, Interim Municipal Clerk: Not currently. If anyone would like to speak, if you could please use the raise hand function. You'll find out at the bottom of your screen.

Councillor John Sepulis: Okay, let me take one last over of the audience here. Anybody else have any other questions or comments before we turn it over to Council?



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Okay, so it's a Council's opportunity to ask any clarification questions regarding this application and start with you, Councillor Goyda.

Councillor Jessica Goyda: No, I don't have any questions. We did have this same report on our Council agenda earlier today, and Council had an opportunity to ask questions to the consultant at that time. I would also encourage you all here to take a look at the video once it's posted from the discussion that took place earlier today. But I don't have any additional questions.

Councillor Sara Bailey: Thank you. Yeah. I guess it's just a question for a traffic consultant. You had mentioned the term acceptable queuing at Back and Badenoch. I'm just looking for clarification on what is acceptable queuing at an intersection.

Will Maria, Applicant Traffic Consultant, GHD: I think we look at what excessive queuing is going to impact. So, if the queuing from Badenoch extended back towards Back St, or the intersection or block a significant access point onto the road. We would say that is excessive. But in this case there is one or two vehicles at the most queuing into in terms of our future analysis. So, when I say, there was no excessive queuing or no queuing concerns at that intersection. That would be from Back St onto Badenoch or alternatively, a left turn from Badenoch onto Back St. If they just weren't able to make it because of the volume being so high that would queue up then, traffic on Badenoch as well. If traffic couldn't get around a vehicle that was stopped trying to turn left. which we didn't find either, in our analysis.

Councillor Sara Bailey: Okay. So, I'm picturing new development traffic leaving in morning. Coming on Back wanting to turn left to get out to the 401, so would it be acceptable queuing to have, say, 10 cars waiting to turn left onto Badenoch?

Our analysis doesn't show that there would be 10 cars waiting.

Councillor Sara Bailey: What was the number?

Will Maria, Applicant Traffic Consultant, GHD: In terms of volume or in terms of queuing?

Councillor Sara Bailey: Well, the queue is going to depend on the volume of traffic trying to leave.

Will Maria, Applicant Traffic Consultant, GHD: Not necessarily. It depends on the volume and gaps of traffic on Badenoch. So, we can have a lot of traffic, but little traffic on Badenoch, and everybody can get out with the gaps that exist, or we can have a lot of traffic on Badenoch, and only two cars trying to get out, and they would be both queued because they just wouldn't be able to get out.



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Councillor Sara Bailey: And then, I guess, just for the public and for clarification. Let's say, the time comes for a decision for Council to make on whether to accept this application or not. And we're not comfortable with the access point. What happens? What's the process that would happen then after a denial of an application?

Jesse Auspitz, Township Planning Consultant, NPG Planning Solutions: The applicant would have the opportunity to appeal the decision. Then it would go to the Ontario Land Tribunal. At this time, there would have to be reasons that are given. At this time we have had the application circulated to technical consultants, and we also had the application circulated to various review agencies. So basically, a lot of the technical comments and the planning merits based on provincial policy are what would be considered in the decision of the tribunal.

Councillor Sara Bailey: In favour of the applicant?

Jesse Auspitz, Township Planning Consultant, NPG Planning Solutions: A decision might not necessarily be in favour of the applicant. But what would happen is that the application would be looked at to see if it complies with matters of provincial interest. If it's consistent with the provincial planning statement in the County and the local official plan. In making the decision the Tribunal would be looking at the technical comments that have been provided. So that's what would be the focus. There have been technical studies completed, and there have been technical comments that have been provided on the applications.

Councillor Sara Bailey: Okay. So presumably it would go through approval. Based on the studies that have been done, and all the technical reviews.

Jesse Auspitz, Township Planning Consultant, NPG Planning Solutions: I can't predict how it would go, but those would be the considerations, the technical comments and consistency and conformity with provincial and County and local policies.

Councillor Sara Bailey: Okay, thanks for that answer.

Councillor Russel Hurst: Actually, thank you to members of the public. I know this is time out of your busy lives to come here and delegate. So just to thank you because I think I find value just hearing your personal experiences with this whole process.

A couple of questions from my standpoint. So, Kayly, I know you noted the size of the potential properties being 2,500 to 3,000 square feet. I'm assuming the maximum would be 3,000 square feet, with houses, presumably. Was there any maximum number of garages in the proposal? I



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didn't see that, but maybe I missed that. Is that a criteria that the developers looking to maintain?

Kayly Robbins, Applicant Agent, Weston Consulting: Through this process there's no assigned minimum or maximum garages, so the homes would be constructed based on the applicable zoning provisions. And we aren't proposing to change those. So whatever kind of limiting factors you have in your Zoning By-law for all properties, I think in Morriston they're all very similarly zoned. Those would apply to these sites as well.

Councillor Russel Hurst: Okay, that's helpful. I was just curious what those were. I think the rest of my questions are probably more for the County Road aspect, and I'm not sure where these go. But crest management within Morriston. Is that even a viable option like I realize saying that it's like a massive undertaking to modify the elevation of a road in town like that. But I'm curious. And I look at that as well as you know as potential calming measures that can be implemented on the County Road as a mitigation aspect to reduce the risk level, if you will.

Councillor John Sepulis: I think you covered that all during our meeting. Yeah, by the Council. So, staff took that away. Fair enough?

Councillor Russel Hurst: Yeah. And I guess my last question is more about Lot 1 on the map. I'm just curious where the access is for that one. Where would that access be?

Kayly Robbins, Applicant Agent, Weston Consulting: It would have a driveway directly from Main St.

Councillor Russel Hurst: Okay, exclusively. I think that's all the questions I have.

Councillor John Sepulis: Does the applicant have any further information they'd like to provide.

Kayly Robbins, Applicant Agent, Weston Consulting: I don't, just thank you for the discussion, and I hope we were able to answer some additional questions tonight and looking forward to the next steps in the process.

Councillor Jessica Goyda: One of the questions we heard tonight, or comments was about the naming of Back St versus Ochs St, and even at our Council meeting earlier today this was an item of clarity, but none of us are really clear as to whether it is Back St or Ochs St. Given that there is another Ochs just down the road. I'm wondering if maybe we can all agree here today on it being Back St and calling it Back St from here, moving forward to avoid confusion, moving forward in this planning process, I'm not sure if that's something that we can agree to. But I



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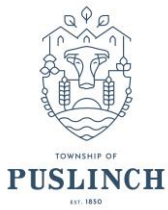
guess that is just my comment. Moving forward I will now refer to it exclusively as Back St for everyone.

Councilor John Sepulis: Okay, meeting concluded. I declare this public meeting closed. Council will take no action on the proposal tonight. Staff will be reporting at a later date, with a recommendation for Council's consideration, if you wish to receive further notification on this proposal, please email or call planning@puslinch.ca or by phone at (519) 763-1226, extension, 4, or contact Township staff during regular business hours.

Only those persons who leave their names will be provided further notification. If you wish to speak to the proposal as it is brought before Council in the future, must register as a delegation with the municipal clerk.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 16, 2025 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MARCH 4, 2025 RECREATION AND COMMUNITY WELLNESS ADVISORY COMMITTEE
MEETING, IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION -
7404 WELLINGTON RD 34, PUSLINCH ON

MINUTES

DATE: March 4, 2025

MEETING: 7:00 P.M.

The March 4, 2025 Recreation and Community Wellness Advisory Committee was held on the above date and called to order at 7:06 p.m. via in person participation at the Municipal Office at 7404 Wellington Road 34, and via electronic participation.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

Attendance:

Councillor Jessica Goyda

Stephanie McCrone

Tracey McQueen

Joanna Jefferson

Beth Charles

Staff in Attendance:

Laura Emery, Communications and Committee Coordinator

Sarah Huether, Interim Manager of Corporate Service/Deputy Clerk

Mike Fowler, Director of Public Works, Parks, and Facilities

Absent:

Margaret Hauwert

Mary Christidis

3. MOMENT OF REFLECTION

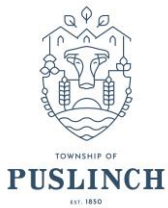
4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-001:

Moved by Joanna Jefferson and
Seconded by Stephanie McCrone

That the Recreation and Community Wellness Advisory Committee approves the March 4, 2025 Agenda as circulated.

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MARCH 4, 2025 RECREATION AND COMMUNITY WELLNESS ADVISORY COMMITTEE
MEETING, IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION -
7404 WELLINGTON RD 34, PUSLINCH ON

5. DISCLOSURE OF CONFLICT OF INTEREST

None

6. DELEGATIONS

None

7. CONSENT AGENDA

7.1 October 15, 2024 Recreation and Community Wellness Advisory Committee Minutes

7.2 Facility Revenues and previous year comparators for October 1, 2024 to December 31, 2024

Resolution No. 2025-002:

Moved by Joanna Jefferson and
Seconded by Tracey McQueen

That Consent Agenda items listed for the March 4, 2025 Recreation and Community Wellness Advisory Committee meeting be received for information.

CARRIED

8. COMMITTEE AND STAFF REPORTS

8.1 Report – REC-2025-001 – Terms of Reference and Goals/Objectives Training

Resolution No. 2025-003:

Moved by Beth Charles and
Seconded by Stephanie McCrone

That report REC-2025-001 entitled Terms of Reference and Goals/Objectives Training be received for information.

CARRIED

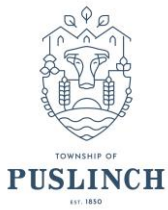
8.2 Report – REC-2025-002 – 2022-2026 Goals and Objectives Update

Resolution No. 2025-004:

Moved by Beth Charles and
Seconded by Joanna Jefferson

That report REC-2025-002 entitled Goals and Objectives Update be received for information.

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MARCH 4, 2025 RECREATION AND COMMUNITY WELLNESS ADVISORY COMMITTEE
MEETING, IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION -
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8.3 Report – REC-2025-003 – Committee Active 2025 Goals/Objectives Direction – User Fees and Charges Analysis

Resolution No. 2025-005:

Moved by Beth Charles and
Seconded by Joanna Jefferson

That Report REC-2025-003 entitled Committee Active 2025 Goals/Objectives Direction - User Fees and Charges Analysis be received; and

That Jessica Goyda & Stephanie McCrone be appointed to the Reduced Rate Eligibility Sub-committee; and,

That a Committee Memo from the Reduced Rate Eligibility Sub-committee including the sub-committee's recommendations be presented at the June 17, 2025 Committee meeting for the Committee's consideration.

CARRIED

Resolution No. 2025-006:

Moved by Stephanie McCrone and
Seconded by Beth Charles

That Beth Charles, Joanna Jefferson & Tracey McQueen be appointed to the Resident and Non-Resident Rate Analysis Sub-committee; and,

That a Committee Memo from the Resident and Non-Resident Rate Analysis Sub-Committee including the sub-committee's recommendations be presented at the June 17, 2025 Committee meeting for the Committee's consideration.

CARRIED

8.3 Verbal Update – Director of Public Works, Roads and Facilities

Resolution No. 2025-007:

Moved by Joanna Jefferson and
Seconded by Beth Charles

That the verbal update be received for information.

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MARCH 4, 2025 RECREATION AND COMMUNITY WELLNESS ADVISORY COMMITTEE
MEETING, IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION -
7404 WELLINGTON RD 34, PUSLINCH ON

9. CORRESPONDENCE

None

10. ANNOUNCEMENTS

None

11. NOTICE OF MOTION

None

12. NEW BUSINESS

None

13. ADJOURNMENT

Resolution No. 2025-008:

Moved by Beth Charles and
Seconded by Tracey McQueen

That the Recreation and Community Wellness Advisory Committee hereby adjourns at
8:43 p.m.

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MARCH 3, 2025 YOUTH ADVISORY COMMITTEE MEETING
IN-PERSON 7404 WELLINGTON RD 34

MINUTES

DATE: March 3, 2025

MEETING: 6:00 P.M.

The March 3, 2025 Youth Advisory Committee was held on the above date and called to order at 6:03 p.m. via in person participation at the Municipal Office at 7404 Wellington Road 34.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

Attendance:

Councillor Sara Bailey
Kenzo Szatori
Katey Whaling
Jasmine Coburn
Xander Wineberg
Kaiden Wineberg
Talia Wineberg
Oliver Van Gerwen
Nimrit Basi

Absent:

Carter Devries
Aaron Dochstader

Staff in Attendance:

Laura Emery, Communications and Committee Coordinator
Sarah Huether, Interim Deputy Clerk

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-007:

Moved by Katey Whaling and
Seconded by Jasmine Coburn

That the Youth Advisory Committee approves the March 3, 2025 Agenda as circulated.

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MARCH 3, 2025 YOUTH ADVISORY COMMITTEE MEETING
IN-PERSON 7404 WELLINGTON RD 34

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. DELEGATIONS

None

7. CONSENT AGENDA

7.1 February 3, 2025 Youth Advisory Committee Minutes

Resolution No. 2025-008:

Moved by Oliver Van Gerwen and
Seconded by Nimrit Basi

That the Consent Agenda item listed for the March 3, 2025 Youth Advisory Committee meeting be received for information.

CARRIED

8. COMMITTEE AND STAFF REPORTS

8.1 Ice Breaker Activity

Resolution No. 2025-009:

Moved by Jasmine Coburn and
Seconded by Katey Whaling

That the Ice Breaker Activity be received for information.

CARRIED

8.2 Report – YOU-2025-002 – Committee Goals and Objectives & Working on our Projects

Resolution No. 2025-010:

Moved by Xander Wineberg and
Seconded by Katey Whaling

That report YOU-2025-002 entitled Committee Goals and Objectives & Working on our Projects be received for information; and,

That the presentations by Kaiden Wineberg and Kenzo Szatori be received.

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MARCH 3, 2025 YOUTH ADVISORY COMMITTEE MEETING
IN-PERSON 7404 WELLINGTON RD 34

9. CORRESPONDENCE

None

10. ANNOUNCEMENTS

None

11. NOTICE OF MOTION

None

12. NEW BUSINESS

None

13. ADJOURNMENT

Resolution No. 2025-011:

Moved by Kaiden Wineberg and
Seconded by Nimrit Basi

That the Youth Advisory Committee hereby adjourns at 7:13 p.m.

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: February 11, 2025

MEETING: 7:00 p.m.

The February 11, 2025 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:40 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councilor John Sepulis, Chair
Kim McCarthy
Amanda Knight
Chris Pickard
Paul Sadhra

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Mehul Safiwala, Jr. Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-006:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Kim McCarthy



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

That the Committee approves the February 11, 2025 PDAC Agenda as circulated; and

That the Committee approves the addition to the agenda as follows:

Consent Item 7.2 - Questions received from the Committee Members seeking additional information and the corresponding responses provided by staff regarding the February 11, 2025 Planning and Development Advisory Committee agenda.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. DELEGATIONS

None

7. CONSENT AGENDA

**7.1 Approval of the Minutes
January 14, 2025**

Resolution No. 2025-007:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Chris Pickard

That the Planning and Development Advisory Committee approves the Minutes from the meeting held January 14, 2025.

CARRIED

7.2 Other Consent Items

Questions received from the Committee Members seeking additional information and the corresponding responses provided by staff regarding the February 11, 2025 Planning and Development Advisory Committee agenda.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

Public Meeting – March 5, 2025 at 7:00 p.m.

9. REPORTS

None

9.1. LAND DIVISION (Consents)

None

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

9.2.1 – WDD Main Street Zoning By-law Amendment Application D14-WDD – 11 Main St, Township of Puslinch.

- **Kayly Robbins, Senior Planner, Weston Consulting, for the Applicant provided a presentation and overview of the application.**

Resolution No. 2025-008:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Amanda Knight

That report PDAC-2025-002 entitled Zoning By-law Amendment Application D14/WDD Request for the Committee's review and comments be received; and

That the Committee supports the application and provides the following comments for Council's consideration:

1. Land Use & Zoning Compliance

- **Township development standards are to be used during detail design plans**

2. Infrastructure & Services

- **How will the presence of ARUs & home businesses affect parking provisions in the future?**
- **Township consultant comments regarding water quality/quantity are to be addressed**
- **Fibre internet should be required for all homes in the subdivision**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

3. Environmental Considerations

- What is the most appropriate zoning of the Greenlands?
- Ensure existing fill meets quality for a residential development

4. Housing & Density

- School Boards are to be consulted to ensure space availability for children of families living in the area

5. Transportation & Walkability

- Proper sight lines be provided at Badenoch & Ochs Streets
- Clarify sidewalk requirements and who will be responsible to maintain
- Council to consider on-street parking and it should be planned for now

6. Public Spaces & Amenities

- Access to be provided to the wooded area to the south for recreation, hiking etc.
- Easy access from the development to the ball diamond area

7. Economic & Fiscal Impact

- Ensure taxes cover staff and maintenance

8. Community Input & Stakeholder Engagement

- Additional public meeting prior to subdivision approval

9. Legal & Procedural Compliance

- Support expanding the public notification area to 500m

10. Other

- Impact of construction on current residents and the road systems
- Ensure that any public comments/concerns are addressed prior to approval
- ARUs – ensure ARUs can be accommodated at the time of house purchase by ensuring facilities such window sizes, 2nd entrances, parking and septic options are available
- Township should consider renaming street(s) to a name with historical significance

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

9.3 Staff Reports

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2025-009

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Kim McCarthy

That the Planning and Development Advisory Committee hereby adjourned at 8:33 p.m.

CARRIED.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

MINUTES

DATE: February 11, 2025

MEETING: 7:00 p.m.

The February 11, 2025 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councilor John Sepulis, Chair
Kim McCarthy
Amanda Knight
Chris Pickard
Paul Sadhra

ABSENT:

None

STAFF IN ATTENDANCE:

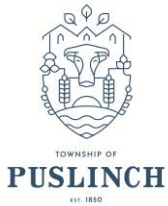
Lynne Banks, Secretary/Treasurer
Mehul Safiwala, Jr. Planner
Andrew Hartholt, Chief Building Official

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-001:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Kim McCarthy



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

1. That the Committee approves the February 11, 2025 Agenda as circulated; and
2. That the Committee approves the addition to the agenda as follows:
Consent Item 6.2 Questions received from the Committee Members seeking additional information and the corresponding responses provided by staff regarding the February 11, 2025 Committee of Adjustment agenda; and
3. That item 7.3, Minor Variance Application for D13-SCH (Schram), be moved to 7.1 due to the recommendation for deferral of the application until a survey of the property is completed.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. APPROVAL OF MINUTES

6.1 Approval of the Minutes

6.1. October 8, 2024

Resolution No. 2025-002:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Paul Sadhra

**That the Committee of Adjustment approves the Minutes from the meeting held on
October 8, 2024.**

CARRIED.

7. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act
to be heard by the Committee this date:

**7.1 Minor Variance Application D13-HAM – Chuck Hambly – 4576 Victoria Rd. S.,
Township of Puslinch. ≠**

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended,
to allow a reduced interior side yard setback of 1.08 meters instead of 3 meters as
required, to convert the existing garage into AN Additional Residential Unit (ARU).



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

- Meredith Haslam, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Amanda Knight advised that she is in support of the Building Department's requested condition.
- There were no further questions or comments from the Committee.

Resolution No. 2025-003:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

*That Report D13-2025-001 entitled Minor Variance Application D13/HAM be received;
and,*

Whereas the variance requested would provide relief from Section 4.2.c.ii of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission to allow conversion of existing garage into an additional residential unit (ARU) with an interior side yard setback of 1.08 metres instead of 3 meters to comply with the minimum required yards in which the unit is situated; and

Whereas, the minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property;

Therefore, that planning staff recommends approval of the application with the following conditions:

- 1. That the existing wall closest to the property line to be fire-rated, and no openings be permitted unless protected by an approved closure.*

CARRIED.

7.2 Minor Variance Application D13-SIM – William Sims – 4238 Concession 7, Township of Puslinch. ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit relief to permit a reduced lot frontage of 68 meters instead of 120 meters, as required.

- Hailey Keast, agent for the applicant, provided an overview of the application.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

- The owner of 7234 Concession 1 advised that the Notice of Public Hearing arrived after the deadline to provide comments, and further noted that there has been a lot of growth in the area in the last few year.
- John Sepulis reminded the owner that the consent application was approved by the County of Wellington Land Division Committee last fall and could have addressed the Land Division Committee with his comments.
- There were no further questions or comments from the public.
- There were no questions or comments from the Committee members.

Resolution No. 2025-004:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

CARRIED.

*That Report D13-2025-002 entitled Minor Variance Application D13/SIM be received;
and*

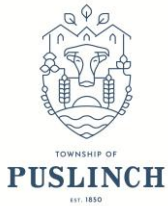
*Whereas the variance requested would provide relief from Section 11.3, Table 11.2 of
Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting
permission for a reduction in minimum lot frontage to be 68 meters instead of 120 meters
for the retained parcel as required; and*

*Whereas this application is required as condition of consent application B53/24 that was
conditionally approved in September 2024; the consent application would sever a 0.43 ha
(1.06 ac) vacant land for rural residential use within the Secondary Agricultural Area;
resulting in frontage of 68 metres for the retained parcel; and*

*Whereas, the minor variance application would maintain the general intent and purpose of
the Official Plan and Zoning By-law, and is desirable and appropriate for the development of
the subject property;*

*Therefore, that planning staff consider the request to be minor and have no concerns with
the application.*

7.3 Minor Variance Application D13-NAD – Milosh Nadvornik – 504 Arkell Rd., Township of Puslinch. ≠



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit a maximum lot coverage for accessory buildings and structures of 252 m² instead of 200 m² as required.

- Milosh Nadvornik, owner/applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Paul Sadhra asked if the building is for personal use only.
- The applicant advised that yes, it is only for personal use.
- There were nor further questions or comments from the Committee.

Resolution No. 2025-005:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kim McCarthy

CARRIED.

That Report D13-2025-003 entitled Minor Variance Application D13/NAD be received; and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission for to allow a maximum lot coverage for accessory buildings and structures of 252 m2 instead of 200 m2 as required; and

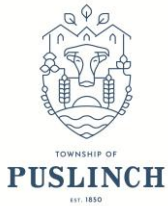
Whereas, the minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property;

Therefore, that planning staff recommends approval of the application with the following conditions:

1. *That the property owner provide the Township's Building Department with a septic tank pump out receipt, as required following the septic system inspection completed on July 7, 2023.*

CARRIED.

7.3 Minor Variance Application D13-SCH – Nadine Schram – 19 Water Rd. PV, Township of Puslinch. ≠



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit the interior side yard for the proposed shed to be 0 meters instead of 0.6 meters, as required, and to be located within 0.93 meters from the principal building to facilitate construction of the shed.

- John Sepulis advised the Committee that planning staffs' recommendation was that the application be deferred until the owner provides the Township with a survey showing the location of the shed to the property line and the house on the property.
- The Committee members were in agreement that the application be deferred.

Resolution No. 2025-006:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Kim McCarthy

*That Report D13-2025-004 entitled Minor Variance Application D13/SCH be received;
and,*

Whereas the variance requested would provide relief from Section 14, Site-specific number 86 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting to allow the interior side yard for accessory building to be 0 meters instead of 0.6 meters as required, and

Whereas the variance requested would provide relief from Section 4.4.2.c.iii) of the Zoning By-law requestion to allow the accessory building to be located 0.93 meters from the principal building instead of a minimum of 1 metre as required; and

Whereas, the minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property; and

Whereas, the staff are not satisfied with the information provided with respect to the location of the building in relation to the property line and require additional information from the applicant;

Therefore, that planning staff recommends deferral of the application until the following items are provided:



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

1. *That owner provides a survey prepared by an Ontario Land Surveyor confirming the final location of the shed.*

8. NEW BUSINESS

None

9. ADJOURNMENT

Resolution No. 2025-007:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

That the Committee of Adjustment hereby adjourns at 7:39 p.m.

CARRIED.

From: [AMO Policy](#)
To: [Admin](#)
Subject: Correction: AMO Policy Update – response to the Speech from the Throne and launch of health sector survey
Date: Wednesday, April 16, 2025 7:45:21 PM

This sender is trusted.



AMO Policy Update - AMO responds to the Speech from the Throne and launches health sector survey

Correction: This Policy Update now contains the correct list of points under

the Bill 2 section.

AMO Responds to the Speech from the Throne

Yesterday, the Lieutenant Governor delivered the Speech from the Throne, opening the first session of the 44th Parliament of Ontario.

Key commitments relevant to the municipal sector include:

- Removing inter-provincial trade barriers to recognize inter-provincial labour force credentials and improve free trade within Canada.
- Advancing mega-projects like pipelines, railways, highways, airports, seaports while at the same time committing to “historic” investments in housing-enabling municipal infrastructure
- Investing in other transportation infrastructure including a tunnel under Highway 401, expanding subway and GO train service, and resuming the Northlander passenger train.
- Introducing new legislation to expedite approvals processes for the Ring of Fire and other areas likely to have multiple critical deposits while building new processing capacity in Northern Ontario.
- Further streamlining environmental assessments and evolving Conservation Authorities’ role.
- Investing in energy production, transmission and storage, including new nuclear capacity.
- Working with municipalities to lower Development Charge fees. Also standardizing and increasing transparency in Development Charge fees, study requirements, and Building Code permit approvals.
- Re-introducing encampment legislation and using whatever legal tools might be needed to end encampments.
- Connecting all Ontarians to primary care within the next four years and invest billions in hospital and long-term care expansion.

AMO will continue to closely review all proposed legislation and new government announcements for municipal impacts. In particular, AMO will continue work with the provincial government on key municipal interests, including:

- New investments in municipal infrastructure and social housing as the best ways to stimulate the economy and save Ontario jobs.
- Predictable and sustainable long-term funding sources for municipal infrastructure, including development charges.
- Determining how requirements to use Ontario and Canadian construction materials will impact municipal infrastructure projects.

AMO Launches Municipal Health Survey

Building on the successful release of our homelessness report earlier this year, AMO is continuing to expand our focus on evidence-based advocacy with the launch of a survey to understand the challenges municipalities face around access to health.

We know many municipalities are filling gaps in the health care system with significant investments from the property tax base. To better understand this evolving challenge, AMO is conducting a survey of Ontario municipalities about the specific contributions you are making to health services in your communities.

Heads of Council and municipal treasurers have received an email with more information shortly. The success of the project is dependent upon the gaining insights from all municipalities in Ontario. For more information about the project, please contact Daniela Spagnuolo, Policy Advisor at dspagnuolo@amo.on.ca.

Intake Launch for \$175M Health and Safety Water Program

The province is launching [Health and Safety Water Stream](#) applications on April 17. This infrastructure program aims to address aging water infrastructure and protect communities from extreme weather events. AMO and MOI will be hosting webinar for the municipal sector to support strong applications in the coming weeks. This is one of the few provincial infrastructure programs that focuses on asset renewal.

Ontario Introduces Procurement Restriction Policy

The province has released a [Procurement Restriction Policy](#) which applies to provincial ministries, agencies, Ontario Power Generation, the IESO, and broader public sector organizations subject to the BPS Procurement Directive. This policy requires affected organizations to exclude US businesses from procurements unless the procurement cannot be delayed, and a US business is the only viable source for the good/service. Notably, subsidiaries of US businesses are captured by this policy if they have fewer than 250 full-time employees in Canada.

While this policy does not apply to municipalities, it is responsive to AMO's call for the province to provide clarity on the intent and scope of the province's approach to banning US suppliers from government procurement.

Ontario Introduces Bill 2 – *Protect Ontario Through Free Trade Within Canada Act*

On April 16, Premier Ford was joined by Nova Scotia Premier Tim Houston and New Brunswick Premier Susan Holt [to announce the introduction of a bill](#) intended to reduce inter-provincial trade barriers, and make it easier for skilled workers from other provinces to work in Ontario. The proposed legislation would:

- Remove Ontario's exceptions under the Canada Free Trade Agreement (CFTA)
- Enable mutual recognition of goods and services regulated by other provinces and territories as acceptable for sale and use within Ontario

- Remove labour mobility barriers to allow skilled workers – including health care workers - certified in other provinces and territories to begin work in Ontario “as of right” while completing a streamlined registration process

The province will also begin consultations to allow American health professionals such as doctors and nurses to work in Ontario under the same “as of right” rules. As part of the announcement, Minister Fedeli announced a new \$50 million [Ontario Together Trade Fund](#) to help Ontario’s businesses re-shore critical supply chains, and develop new markets.

AMO will continue to work closely with the province to ensure that Ontario’s residents, communities, and industry leave this time of uncertainty even stronger and more economically resilient.

This Policy Update is also available on the [AMO 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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155 University Ave Suite 800 | Toronto, ON M5H 3B7 CA

From: [AMO Policy](#)
To: [Admin](#)
Subject: AMO Policy Update – Spring Policy Priorities
Date: Wednesday, April 23, 2025 6:40:04 PM

This sender is trusted.



AMO Policy Update – Spring Policy Priorities

AMO 2025 Pre-Budget Update: New Economic Reality Demands Partnership and Strategic Investment

The global landscape and our economic conditions have fundamentally changed since AMO launched its [2025 Pre-Budget Submission](#) in January.

We now face an unprecedented threat to our economy and sovereignty, and overcoming it requires a strong and united front. Today, AMO is pleased to announce its [2025 Pre-Budget Update](#) which calls for a stimulus investment in municipal infrastructure of \$3.45 billion annually over the next five years to:

- keep in-flight municipal capital projects on track,
- accelerate planned municipal infrastructure projects, and
- develop and repair up to 20,000 new social housing units in communities across Ontario.

This work is supported by a [new macroeconomic analysis report](#) that AMO commissioned from Oxford Economics. The report provides insights into the impacts of tariffs on Ontario, its industries, and its municipalities' finances, helping municipalities navigate uncertain times. The report also models the positive impacts of stimulus, providing a basis for AMO's updated pre-budget submission.

Ontario's municipalities are strongest when they speak with one voice. AMO has provided [key messages and social media cards](#) to help interested members amplify its stimulus request in the face of economic downturn.

This Policy Update is also available on the [AMO Website](#).

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155 University Ave Suite 800 | Toronto, ON M5H 3B7 CA

From: [AMO Policy](#)
To: [Admin](#)
Subject: AMO Policy Update - Expanding Strong Mayor Powers, Improving Ambulance Procurement
Date: Thursday, April 10, 2025 12:03:29 PM

This sender is trusted.



AMO Policy Update – Expanding Strong Mayor Powers, Improving Ambulance Procurement

Province Expanding Strong Mayor Powers

Yesterday, the province [announced the expansion of strong mayor powers](#) to another 169 municipalities as of May 1, 2025. The extension of the additional authority is intended to assist with delivering on provincial priorities, including building more homes, transit and infrastructure across Ontario.

Strong mayor powers were originally introduced in 2022 and then expanded in 2023. At the time, the AMO Board did not take a position on strong mayor powers but expressed openness to the idea. It did express concerns with some aspects of the legislation – particularly those affecting public administration – and recommended public consultation before continued expansion of the new powers to additional municipal councils. AMO also expressed concern with the provision eliminating the need for majority council support for certain decisions related to provincial priorities.

As the most trusted order of government, AMO knows municipalities can be counted on to exercise new powers accountably and in the best interests of the public and the communities they serve.

Improving Ambulance Procurement in Ontario

AMO has been a vocal advocate that the cost and timelines to get ambulances on the road are putting Ontarians at a disadvantage. The province is taking action to address these concerns and has certified a Canadian manufacturer to produce ambulances for the Ontario market. Ontario's municipalities are proud to deliver paramedic services across the province. More competition in the market will help ensure communities can deliver high-quality emergency care on time and cost effectively for years to come.

This Policy Update is also on the [AMO Website](#).

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155 University Ave Suite 800 | Toronto, ON M5H 3B7 CA



April 24, 2025

Hon. Doug Ford

Premier of Ontario

Via email: Premier@ontario.ca

At the April 16, 2025 regular meeting of the Council of the Township of Zorra, the following resolution was passed:

WHEREAS the Ontario government has proposed expanding the "strong mayor" powers to 169 additional municipalities under the proposed legislation, which would grant mayors in these municipalities more authority, particularly concerning the control of municipal budgets and planning decisions;

AND WHEREAS this proposal has raised significant concerns regarding the centralization of power, erosion of local democracy, reduced accountability, and the potential for the abuse of power;

AND WHEREAS the proposed expansion of strong mayor powers undermines the collaborative nature of municipal governance, and diminishes the role of elected municipal councillors in representing the diverse interests of the community;

AND WHEREAS concerns have been raised about the negative impacts on public trust, democratic participation, and municipal decision-making processes, if mayors are given the ability to bypass council decisions without adequate consultation or oversight;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Zorra opposes the expansion of Strong Mayor Powers;

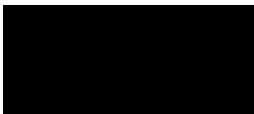
AND THAT the Council formally expresses its opposition to the Ontario government's proposal to expand Strong Mayor Powers to preserve local democracy, transparency, and accountability;

AND THAT the Council encourages advocacy for democratic principles and for municipal governance systems that prioritize collaboration, inclusivity, and democratic engagement;

FURTHER BE IT RESOLVED THAT a copy of this motion be forwarded to the Ontario Premier, the Minister of Municipal Affairs and Housing, all Ontario municipalities, as well as the Association of Municipalities of Ontario (AMO) for further action.

Disposition: Carried

Yours truly,



Karen Martin

Clerk

Township of Zorra

25-009

CC: Hon. Rob Flack, Minister of Municipal Affairs and Housing minister.mah@ontario.ca

All Ontario Municipalities

Association of Municipalities of Ontario (AMO) resolutions@amo.on.ca



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
www.kingsville.ca

April 16, 2025

Honourable Premier Doug Ford
Via Email: premier@ontario.ca

Honourable Rob Flack, Minister of Municipal Affairs and Housing
Via Email: rob.flack@ontario.ca

Dear Premier Ford and Minister Flack,

Re: Opposition to Strong Mayor Powers – Proposed Amendments to O. Reg. 530/22

Please be advised that at its Regular Meeting held Monday, April 14, 2025, the Council of the Town of Kingsville passed the following resolution respecting the matter referenced in the above subject line:

78-04142025

Moved By: Councillor Gaffan

Seconded By: Deputy Mayor DeYong

Whereas on April 9, 2025, the Government of Ontario (hereafter, the "Province"), led by Premier Doug Ford, announced a proposal to expand by "Strong Mayor Powers" as provided for by Part VI.1 of the *Municipal Act, 2001*, to the heads of council in 169 additional municipalities, including the Town of Kingsville, effective May 1, 2025;

And whereas Strong Mayor Powers erode democratic process and have fundamentally altered the historic model of local governance, which has existed for almost two centuries, by:

- providing the head of council with the authority to unilaterally give direction and make certain decisions without a consensus from a majority of the members of council; and,
- creating a power imbalance by providing the head of council with special powers that other members do not generally have.

And whereas the Province is undermining the local governance model and municipal independence by attempting to advance its priorities through municipalities, and downloading its responsibilities to the same.

Now therefore be it resolved that:

- The Council of the Corporation of the Town of Kingsville ("Council") **opposes** the expansion of Strong Mayor Powers, as announced on April 9, 2025;
- That Council **requests** that the proposed amendments to O. Reg. 530/22 to Expand Strong Mayor Powers and Duties to Additional Municipalities not include the Town of Kingsville; and;
- That Council **directs** the Acting Manager of Municipal Governance/Clerk to forward a copy of this resolution to Doug Ford, Premier of Ontario; Rob Flack, Minister of Municipal Affairs and Housing; All Four Local MPPs; AMCTO, AMO and All Ontario Municipalities

Carried.

Sincerely,



Angela Toole, Acting Manager of Municipal Governance/Clerk

Email: atoole@kingsville.ca

Phone: 519-733-2305 ext. 223

cc. Anthony Leardi, MPP, Essex
Trevor Jones, MPP, Chatham-Kent - Leamington
Andrew Dowie, MPP, Windsor-Tecumseh
Lisa Gretzky, MPP, Windsor West
AMCTO
AMO
All Ontario Municipalities

April 16, 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 Expansion of Strong Mayor Powers

At their Regular Meeting of Council on April 16, 2025, the Council of the Town of Aylmer endorsed the following resolution:

WHEREAS the Ontario government has proposed expanding the "strong mayor" powers to 169 additional municipalities under the proposed legislation, which would grant mayors in these municipalities more authority, particularly concerning the control of municipal budgets and planning decisions;

AND WHEREAS this proposal has raised significant concerns regarding the centralization of power, erosion of local democracy, reduced accountability, and the potential for the abuse of power;

AND WHEREAS the proposed expansion of strong mayor powers undermines the collaborative nature of municipal governance, and diminishes the role of elected municipal councillors in representing the diverse interests of the community;

AND WHEREAS concerns have been raised about the negative impacts on public trust, democratic participation, and municipal decision-making processes, if mayors are given the ability to bypass council decisions without adequate consultation or oversight;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Aylmer opposes the expansion of Strong Mayor Powers;

AND THAT the Council formally expresses its opposition to the Ontario government's proposal to expand Strong Mayor Powers to preserve local democracy, transparency, and accountability;

FURTHER BE IT RESOLVED THAT a copy of this motion be forwarded to the Ontario Premier, the Minister of Municipal Affairs and Housing, all Ontario municipalities, as well as the Association of Municipalities of Ontario (AMO) for further action.



The Corporation of the Town of Aylmer
46 Talbot Street West, Aylmer, Ontario N5H 1J7
Office: 519-773-3164 Fax: 519-765-1446
www.aylmer.ca

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. Rob Flack rob.flack@pc.ola.org

Association of Municipalities of Ontario resolutions@amo.on.ca

All municipalities



**TOWNSHIP OF RIDEAU LAKES
Special Council Meeting**

RESOLUTION 104-2025
Title: MSC (PW) Rec #78-2025 re: Strong Mayor Powers (for Council approval)
Date: Wednesday, April 16, 2025

Moved by Councillor Dunfield
Seconded by Deputy Mayor P. Banks

WHEREAS at the Municipal Services Committee meeting held April 14, 2025, Recommendation #78-2025 was passed related to the recent announcement from the Government of Ontario on Strong Mayor Powers to an additional 169 municipalities effective May 1, 2025;

AND WHEREAS said recommendation further requested that the Province remove Rideau Lakes from the Strong Mayor Powers Legislation;

NOW THEREFORE be it resolved that the Council of The Corporation of the Township of Rideau Lakes concurs with MSC Recommendation #78-2025.

YES: 5 NO: 2 ABSTAIN: 0 CONFLICT: 0 ABSENT: 1

Carried

YES: 5 Councillor J. Banks Councillor Carr Councillor Dunfield Councillor Hutchings
Deputy Mayor P. Banks

NO: 2 Councillor Maxwell Councillor Pollard

CONFLICT: 0

ABSTAIN: 0

ABSENT: 1 Mayor Hoogenboom



**TOWNSHIP OF RIDEAU LAKES
Municipal Services Committee (PW)**

RECOMMENDATION: 78-2025

Title: Ontario Proposing to Expand Strong Mayor Powers to 169
Additional Municipalities

Date: Monday, April 14, 2025

Moved by Councillor Dunfield
Seconded by Deputy Mayor P. Banks

WHEREAS the Government of Ontario has announced an expansion of strong mayor powers to an additional 169 municipalities, effective May 1, 2025;

AND WHEREAS these powers allow mayors to unilaterally override council decisions, appoint senior municipal staff, and set budgets without majority council approval, undermining the principles of democratic governance;

AND WHEREAS municipal governance functions best through a collaborative decision-making process where elected councils, representing the collective voice of their communities, work alongside experienced municipal staff;

AND WHEREAS there is no evidence to suggest that strong mayor powers have increased housing starts, contrary to the provincial government's stated justification for their implementation;

AND WHEREAS the Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO) has raised concerns that strong mayor powers blur the lines between political leadership and administrative expertise, threatening the neutrality of municipal public service;

AND WHEREAS the City of Orillia recently experienced a situation where its mayor unilaterally overturned a council decision regarding the hiring of a Chief Administrative Officer, demonstrating the potential for these powers to be misused;

AND WHEREAS the Township of Rideau Lakes has also experienced governance challenges resulting from mayoral overreach, further highlighting the risks posed by concentrating authority in a single elected official;

AND WHEREAS democratic principles require that municipal governance remain a system of "one person, one vote" rather than granting disproportionate power to a single individual;

NOW THEREFORE be it resolved that the Council of the Township of Rideau Lakes:

1. Strongly opposes the expansion of strong mayor powers to additional municipalities, including Rideau Lakes;
2. Calls on the Government of Ontario to reverse this decision and uphold the traditional balance of municipal governance; and
3. Directs the Clerk to send a copy of this resolution to:
 - The Honourable Rob Flack Minister of Municipal Affairs and Housing
 - MPP Steve Clark
 - The Honourable Premier of Ontario Doug Ford
 - The Association of Municipalities of Ontario (AMO)
 - The Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO)
 - All Ontario municipalities for their consideration and support.

AND FURTHER that the Province be requested to remove Rideau Lakes from the Strong Mayor Powers Legislation.

YES: 5 NO: 3 ABSTAIN: 0 ABSENT: 0

Carried

YES: 5

Councillor J. Banks Councillor Carr Councillor Dunfield
Councillor Hutchings Deputy Mayor P. Banks

NO: 3

Mayor Hoogenboom Councillor Maxwell Councillor Pollard



Town of Saugeen Shores
600 Tomlinson Drive, P.O. Box 820
Port Elgin, ON N0H 2C0

April 14, 2025

Honourable Rob Flack
Ministry of Municipal Affairs and Housing
17th Floor, 777 Bay St.
Toronto, ON M7A 2J3
rob.flack@pc.ola.org

Dear Minister,

RE: Opposition to Proposed Amendments to O.Reg. 530/22 to Expand Strong Mayor Powers

I am writing to express my opposition to the government's proposed expansion of Strong Mayor powers to include the Town of Saugeen Shores. As the Mayor of Saugeen Shores, I am concerned about the implications of this policy change on our local governance. Please consider this letter as the Town of Saugeen Shores submission on O.Reg. 530/22 which is available for comment until April 16th.

In my experience, the 'Council Manager' system of governance has always served our municipality well. Specifically, when it comes to advancing our shared priority of building more housing to serve our residents, Saugeen Shores Council has demonstrated flexible and determined leadership. Our Council has enabled housing by reducing red tape resulting in the construction of more than 600 multi-family residential units in the last two years alone. Given the strong and sustained commitment of our Council to these efforts, I do not see how the introduction of Strong Mayor powers will accelerate the construction of housing (or the pursuit of other priority areas) in any way. On the contrary, vesting these new powers in the Mayor threatens to disrupt long-established and effective processes, sidelining elected members of Council with effects that may be contrary to the interests of our residents.

Saugeen Shores has thrived for decades on the principle of shared leadership. We have an effective team of elected representatives working in partnership with a professional staff to achieve goals that are transparently set out in our Strategic Plan and annual Business Plans. This approach to governance is foundational to building trust between the municipality and the residents that it serves. I fear that the unilateral decision-making enabled by Strong Mayor powers would erode this trust and disrupt the collaborative environment that has long been at the heart of the democratic tradition of our Council and community.

I urge you to reconsider the expansion of Strong Mayor powers. If the government has a strong desire to advance these major changes to the governance of our municipality, I

request that you engage in a thorough consultation process with our Council and the residents of our community before moving forward. It is crucial that any changes to local governance structures be made in close partnership with the communities they impact.

Thank you for your attention to this matter. I look forward to your response and hope that we can work together in the interest of ensuring strong local governance in Saugeen Shores.

Sincerely,





Luke Charbonneau, Mayor
Town of Saugeen Shores

cc. Doug Ford, Premier of Ontario
Lisa Thompson, MPP, Minister of Rural Affairs
Council, Town of Saugeen Shores
All Ontario Municipalities



THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2025 – 046

DIVISION LIST	YES	NO	DATE: April 15, 2025
Councillor G. ASHFORD	_____	_____	MOVED BY:
Councillor J. BELESKEY	_____	_____	
Councillor P. BORNEMAN	_____	_____	
Councillor B. KEITH	_____	_____	SECONDED BY:
Councillor D. McCANN	_____	_____	
Councillor C. McDONALD	_____	_____	
Mayor J. McGARVEY	_____	_____	

CARRIED: ✓ DEFEATED: _____ Postponed to: _____

WHEREAS inclusive, evidence-based scientific research leads to better outcomes for Canadians by ensuring that all voices and experiences are reflected in the development of knowledge, treatments, and innovations;

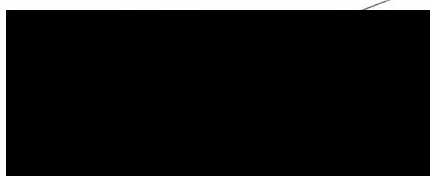
WHEREAS Canadian municipalities benefit directly from research-informed policies on public health, infrastructure, education, environmental protection, and economic development;

WHEREAS diverse and inclusive research teams have been shown to generate more innovative, practical, and impactful solutions, and yet many equity-deserving groups, including women, remain underrepresented in science and research careers;

WHEREAS inclusive research strengthens our economy, healthcare system, and ability to address national and global challenges;

THEREFORE BE IT RESOLVED that the Council of the Town of Parry Sound supports the national call for stronger federal support for inclusive research that reflects the diversity of Canadian communities;

AND BE IT FURTHER RESOLVED that this resolution be shared with other municipalities in Ontario, the Federation of Canadian Municipalities, and relevant provincial and federal representatives for consideration and support.


Mayor Jamie McGarvey

April 11, 2025

The Honourable Kinga Surma
Minister of Infrastructure
Room 5E200, 5th Floor
777 Bay Street
Toronto, ON M7A 2J3
Email: kinga.surma@pc.ola.org

The Honourable Lisa M. Thompson
Minister of Rural Affairs, Huron-Bruce MPP
408 Queen Street
P.O. Box 426
Blyth, ON N0M 1H0
Email: lisa.thompson@pc.ola.org

The Honourable Rob Flack
Minister of Municipal Affairs and Housing
17th Floor
777 Bay Street
Toronto, ON M7A 2J3
Email: rob.flack@pc.ola.org

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

Sent Via Email

Dear Hon. Premier and Ministers:

Re. Installation of New Utility Poles in Howick Township through the Accelerated High Speed Internet Project (AHSIP)

It is with great concern that we provide a connectivity update from the perspective of the Township of Howick. The Township applauds the provincial government for its \$4 billion investment to provide high-speed internet access in every region of Ontario and is appreciative of the Ministry of Infrastructure's leadership with the Accelerated High Speed Internet Program (AHSIP).

Improved connectivity to Ontario's unserved and underserved areas creates immense economic development opportunities and begins to address some of the challenges experienced by rural and remote communities. These communities continue to experience profound inequities in the areas of education, business and interpersonal relationships due to the lack of adequate communications infrastructure. The buildout of new broadband infrastructure starts the work towards resolving this inequity.

The Township of Howick is a small, rural municipality with a rich and proud history in agriculture. Through AHSIP, Xplore Inc. has obtained \$1.6 billion of private investment and government funding for fibre network expansion in several underserved, rural Ontario communities, including Howick Township.

While Howick Township is supportive of all rural residents receiving access to reliable high-speed internet, there are ongoing concerns from Council and residents over the installation of dozens of new utility poles within the municipal right-of-way across Howick's countryside instead of utilizing Hydro One's existing utility poles or underground direct bury or drilling methods.

In response to our inquiries, representatives from Xplore Inc. have explained to township council and staff that these new utility poles have been installed by their subcontractor because of "significant delays in Hydro One's permitting process to add broadband infrastructure to their existing utility poles and because it is the most cost-effective installation method."

The Ministry of Infrastructure outlines very thorough processes, procedures and timelines for Attaching to LDC-Owned Poles in the *Building Broadband Faster in Ontario* guidelines released November 30, 2021. Section 2.2 of the guideline outlines the Broadband One Window (BOW) authorization process for LDC owned pole attachments, including the engineering design requirements as well as the applicable standards to which stakeholders are expected to adhere to. This process includes field inspection/survey of the poles, pole loading structural analysis and determination of what telecom and power make-ready work, if any, needs to be completed for safe attachment. Nowhere in the guidelines does the Ministry of Infrastructure outline a process for installing new utility poles instead of attaching to existing LDC owned poles.

This leave us in Howick Township with several questions:

What guidelines are being followed if this ISP is completely bypassing the LDC in favor of erecting new utility poles? Is the Ministry of Infrastructure responsible for making sure these guidelines and processes are being followed? If Xplore Inc. has admitted to avoiding the permitting process of using the LDC's (Hydro One) existing utility poles, who owns these new utility poles that have been installed? Who is responsible for their maintenance and eventual replacement? Who is going to maintain the brush and shrubbery that surround many of these new poles in the municipal right-of-way?

It is Howick Township's opinion that the AHSIP program lacks oversight and compliance measures over the work being completed by the Internet Service Providers and their sub-contractors. Along with this, the *Building Broadband Faster Act, 2021, S.O. 2021, c.2*,

Cc: (via email)
Association of Municipalities of Ontario
All Ontario municipalities
Huron County Federation of Agriculture

Sched. 1 has stripped Howick Township's right to question the installation of dozens of new utility poles without incurring financial penalties for causing delays to the project.

We have included photos (see [Appendix A](#)) of the substandard installation of new utility poles across Howick Township under AHSIP that occurred throughout this past winter. As you can see, many poles were installed incorrectly, quickly and during all weather conditions. This required the sub-contractors to return several times to fix deficiencies. This doesn't seem like the most cost-effective installation method. Other photos show examples of the number of new poles installed in areas of Howick Township. With our primarily agriculture-based background and economy, many Howick Township landowners are quite upset with the amount of new utility poles that have been installed. Farm equipment continues to get larger in size as farming techniques modernize, and these new 30ft utility poles limit access to fields with overhead infrastructure installed along the municipal right-of-way.

Through our research into this matter, we have not found examples of so many new utility poles being installed elsewhere across the province to facilitate the installation of fibre optic high-speed internet infrastructure. New pole installations are only referenced in the program guidelines regarding LDC-owned poles requiring replacement prior to installing the broadband infrastructure.

Can you explain why so many new utility poles are being installed in Howick Township directly by the ISP instead of utilizing existing utility poles owned by Hydro One as outlined in your program guidelines? Municipalities were not informed that dozens of new utility poles would be installed through AHSIP. Howick Township is requesting to have these new utility poles removed in favour of utilizing existing LDC owned poles or direct bury or plowing methods of installation.

We encourage any other Ontario municipalities who are experiencing similar new utility pole installations through the Accelerated High Speed Internet Program to reach out to Howick Township directly, and to join Howick Township by reaching out to the above listed ministries with your concerns.

Thank you for your consideration on this matter.

Please do not hesitate to contact us if you have any questions.

Yours sincerely,



Caitlin Gillis
Chief Administrative Officer
Township of Howick
clerk@howick.ca



Doug Harding
Reeve
Township of Howick
dharding@howick.ca

Cc: (via email)
Association of Municipalities of Ontario
All Ontario municipalities
Huron County Federation of Agriculture

Appendix A - New Utility Poles in Howick Township















Justine Brotherston

Subject: RE: Spill Flood Hazard Policy Update: We Want Your Feedback

From: Leah Smith <leahsmith@hrca.on.ca>

Sent: April 22, 2025 9:26 AM

To: alison.enns <alison.enns@burlington.ca>; David Twigg <David.Twigg@milton.ca>; Kirk Biggar <kirk.biggar@oakville.ca>; Bronwyn Parker <bparker@haltonhills.ca>; McCabe, Owen <Owen.McCabe@halton.ca>; Steiger, Bernie <Bernie.Steiger@halton.ca>; Plas, Kyle <Kyle.Plas@burlington.ca>; Puletto, Jenna <Jenna.Puletto@burlington.ca>; Leigh Musson <leigh.musson@oakville.ca>; Paul Barrette <paul.barrette@oakville.ca>; christian.lupis@milton.ca; Jeff Markowiak <JeffMa@haltonhills.ca>; steve.robichaud@hamilton.ca; Fabac, Anita <Anita.Fabac@hamilton.ca>; dave.heyworth@hamilton.ca; rino.dalbello@hamilton.ca; tricia.collingwood@hamilton.ca; chris.rouse@mississauga.ca; Ashlee Rivet-Boyle <Ashlee.Rivet@mississauga.ca>; hugh.lynch@mississauga.ca; Aiden Stanley <Aiden.Stanley@mississauga.ca>; learie.miller@peelregion.ca; Planning <planning@puslinch.ca>; Sarah Wilhelm <sarahw@wellington.ca>; Kate Sapozhnikova <ksapozhnikova@haltonhills.ca>; Stuart, John <john.stuart@burlington.ca>; Cary.clark@burlington.ca; Malik, Umar <umar.malik@burlington.ca>; Philip Kelly <philip.kelly@oakville.ca>; Kristina Parker <kristina.parker@oakville.ca>; Rachel Ellerman <rachel.ellerman@milton.ca>; Jing Liu <jing.liu@oakville.ca>

Cc: Planning Policies <policy@hrca.on.ca>; Kellie McCormack <kmccormack@hrca.on.ca>; Janette Brenner <jbrenner@hrca.on.ca>; Matthew Howatt <mhowatt@hrca.on.ca>

Subject: RE: Spill Flood Hazard Policy Update: We Want Your Feedback

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Hi All,

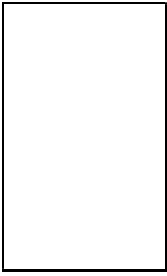
CH's spill flood hazard policies and the supporting technical guide were approved by CH's board last week. You can access a copy of the policies, technical guide and board report here:

<https://www.conservationhalton.ca/public-notice-and-engagement/>

Thank you to those who attended a public engagement meeting and/or provided written feedback on the draft policies and technical guide. You can access a summary of all feedback received and CH's response to the feedback [here](#).

We look forward to continuing to work with you as we implement the policies. CH has started a comprehensive review and update of our regulatory and land use policies this year, and we will continue to monitor the implementation of the policies and consider further refinements as needed.

Kind Regards,
Leah



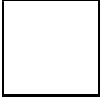
Leah Smith

Policy and Special Initiatives Lead

2596 Britannia Road West, Burlington, ON L7P 0G3

905.336.1158 ext.2235 | leahsmith@hrca.on.ca

conservationhalton.ca



RECOGNIZED AS ONE OF HAMILTON-NIAGARA'S TOP EMPLOYERS
Find out more about our 2025 award [here!](#)



Join us **June 12, 2025**, at Area 8 Conservation Area for our annual fundraising dinner. An evening to raise funds for the blue spaces that sustain, inspire and connect us.
For tickets and details: conservationhalton.ca/blue

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From: Planning Policies

Sent: September 12, 2024 2:37 PM

To: Enns, Alison <Alison.Enns@burlington.ca>; David Twigg <David.Twigg@milton.ca>; Kirk Biggar <kirk.biggar@oakville.ca>; Bronwyn Parker <bparker@haltonhills.ca>; McCabe, Owen <Owen.McCabe@halton.ca>; Steiger, Bernie <Bernie.Steiger@halton.ca>; Plas, Kyle <Kyle.Plas@burlington.ca>; Puletto, Jenna <Jenna.Puletto@burlington.ca>; Leigh Musson <leigh.musson@oakville.ca>; Paul Barrette <paul.barrette@oakville.ca>; christian.lupis@milton.ca; Jeff Markowiak <JeffMa@haltonhills.ca>; steve.robichaud@hamilton.ca; Fabac, Anita <Anita.Fabac@hamilton.ca>; dave.heyworth@hamilton.ca; rino.dalbello@hamilton.ca; tricia.collingwood@hamilton.ca; chris.rouse@mississauga.ca; Ashlee Rivet-Boyle <Ashlee.Rivet@mississauga.ca>; hugh.lynch@mississauga.ca; Aiden Stanley <Aiden.Stanley@mississauga.ca>; learie.miller@peelregion.ca; planning@puslinch.ca; Sarah Wilhelm <sarahw@wellington.ca>

Cc: Kellie McCormack <kmccormack@hrca.on.ca>; Janette Brenner <jbrenner@hrca.on.ca>; Matt Howatt <mhowatt@hrca.on.ca>

Subject: Spill Flood Hazard Policy Update: We Want Your Feedback

Good Afternoon,

Conservation Halton's (CH) is proposing updates to our spill flood hazard policies, and we are seeking input from municipalities, members of the public, and other stakeholders and interested parties.

On [September 19, 2024](#), proposed draft spill flood hazard policies and a supporting technical companion document will be presented to the CH Board for endorsement to commence public engagement. The draft policies and technical companion document are based on a risk-based approach to guide development activities within spill flood hazards. While the draft policies and companion document have not yet been endorsed by CH's board, we want to share the attached materials early to provide municipalities with additional review time.

For additional background information, you may also refer to the previously released [discussion paper](#) and the Board endorsed [Spill Flood Hazard Policy Directions Report](#).

You may participate in the review of the spill flood hazard policies in the following ways:

- To support municipalities with the review of the materials, CH staff will hold a virtual meeting to present an overview of the policies, answer questions, and receive initial feedback. We will provide an agenda and key discussion questions in advance. If you would like to participate in the meeting, please complete the doodle poll: <https://doodle.com/meeting/participate/id/bmG8Eppe>. Please respond to the doodle poll by **September 23**.
- Please provide written feedback on the attached document to policy@hrca.on.ca by **November 1, 2024**. One set of comments per municipality is appreciated.
- Due to the technical nature of the policies, please circulate the doodle poll and/or attached documents to engineering and/or other appropriate staff as needed.

We will document and assess all input received during the response window. This feedback will help to inform recommendations to the Conservation Halton Board (expected in late 2024 or early 2025) on the approval of new policies.

We look forward to hearing from you.

Sincerely,

Leah Smith MCIP, RPP (she/her)
Policy and Special Initiatives Lead

Conservation Halton
2596 Britannia Road West, Burlington, ON L7P 0G3
905.336.1158 ext. 2235 | Fax 905.336.6684 | lsmith@hrca.on.ca
conservationhalton.ca

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Justine Brotherston

From: Brooke Crewson <Brooke.Crewson@ieso.ca>
Sent: Thursday, April 17, 2025 4:12 PM
To: IESO Community Engagement
Cc: Andreea Nicoara
Subject: Updates RE: Electricity Planning in Kitchener/Waterloo/Cambridge/Guelph Electrical Region

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Good Afternoon,

Regional electricity planning has advanced for the [Kitchener/Waterloo/Cambridge/Guelph \(KWCG\) electrical region](#) to ensure a reliable supply of electricity, support local growth initiatives, and economic development.

To inform the development of this plan the IESO hosted a virtual municipal focused meeting and a public webinar in December 2024. During these sessions, the IESO provided an overview of the regional electricity planning process, shared the draft electricity demand forecasts, and draft engagement plan for input. The presentation materials and recorded webinar are available on the [engagement webpage](#).

Your participation in these engagements helped inform the development of the electricity demand forecasts and allows the IESO to better engage interested parties during the regional planning process. The IESO welcomed input and has posted responses to feedback received which can be viewed [here](#)

Since December 2024, the IESO has conducted studies to determine priority electricity infrastructure needs and potential options. The priority electricity infrastructure needs have been identified in the Cities of Cambridge and Kitchener, and the Township of North Dumfries. In parallel the IESO continues to complete technical studies to identify the remaining electricity needs for the electrical region. Once more details are available regarding the remaining electricity needs, the IESO will present updates and provide more opportunities for municipalities in the KWCG region to ask questions and share feedback.

Should you be interested in learning more about the priority electricity infrastructure needs and potential options, you are invited to participate in the IESO's upcoming webinar on Tuesday May 27, 2025. Please register [here](#).

By attending this session, you will:

- Gain a better understanding of the priority electricity needs in the Cities of Cambridge and Kitchener, and the Township of North Dumfries and proposed wire and non-wire options screening to address these needs.
- Have an opportunity to seek information from IESO representatives regarding this next milestone.

The IESO is welcoming written comments from municipalities in the KWCG electrical region and all interested parties until Tuesday June 17, 2025.

To receive updates on regional planning in the KWCG electrical region please subscribe [here](#).

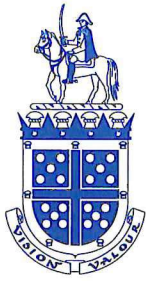
The IESO looks forward to this next step of the regional plan for the Kitchener/Waterloo/Cambridge/Guelph electrical region and understanding your feedback and answering questions.

Please reach out should you have any questions.

Best Regards,
Brooke

Brooke Crewson, MBA (she/her) | Advisor, Regional and Community Engagement
Independent Electricity System Operator (IESO) | E: Brooke.Crewson@ieso.ca | C: 416-529-2310
1600 – 120 Adelaide St. W., Toronto, ON M5H 1T1
Web: www.ieso.ca | Twitter: [IESO Tweets](#) | LinkedIn: [IESO](#)
Conservation: www.saveONenergy.ca | Twitter: [saveONenergyOnt](#) | LinkedIn: [saveONenergy](#)

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COUNTY OF WELLINGTON

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

April 23, 2025

NOTICE OF NO APPEAL

Robert Stovel
Stovel & Associates Inc.
651 Orangeville Road
FERGUS, ON N1M 1T9

Dear Mr. Stovel:

Re: File OP-2021-02
Owner: Audrey Meadows Ltd.
Location: Township of Puslinch - Part Lots 17, 18 & 19, Concession 8

This letter is **further to the Notice of Adoption given on April 02, 2025** pursuant to subsections 17(23) and Section 21 of the Planning Act **with respect to Amendment No. 122** to the County of Wellington Official Plan. It is intended to provide you with the status of the proposed official plan amendment pursuant to subsection 17(24) and (26) of the Planning Act which pertain to appeals, when decisions become final, and when approvals come into effect.

Please be advised that **no appeals have been filed** with respect to County Council's decision to adopt Amendment No. 122 to the County of Wellington Official Plan pursuant to **By-law No. 5921-25**. Accordingly, **Amendment No. 122** is adopted and **came into full force and effect on April 23, 2025**.

Sincerely,



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

cc—Sarah Wilhelm, Manager of Policy Planning, Wellington County of Wellington
Justine Brotherston, Clerk, Puslinch Township



The Corporation of the County of Wellington May 2025 Meeting Schedule

Date	Time	Committee	Location
May 1/25 Thursday	1:30pm	Joint Accessibility Advisory Committee Councillor Bulmer (Chair) Robin Fletcher, Bethany Parkinson, Giverny Parent, Heather Small, Gerald Townsend, Lorri Wright	Nicholas Keith Room Museum and Archives
May 8/25 Thursday	9:00am	Land Division and Planning Warden White Councillors Seeley (Chair), Davidson, Dehn Watters	Keith Room Administration Centre
May 13/25 Tuesday	9:00am	Roads Warden White Councillors Davidson (Chair), Cork, Dehn, Turton	Keith Room Administration Centre
May 13/25 Tuesday	10:30am	Solid Waste Services Warden White Councillors O'Neill (Chair), Bulmer, Cork, Watters	Keith Room Administration Centre
May 14/25 Wednesday	9:00am	Wellington County O.P.P. Detachment Board Warden White Councillors Lennox (Chair), Campbell Allan Alls (Vice-Chair)	Guthrie Room Administration Centre
May 14/25 Wednesday	1:00pm	Joint Social Services and Land Ambulance Warden White County Councillors, Anderson (Vice-Chair), Bulmer, Lloyd Mayor Guthrie Guelph Councillors, Busuttil (Chair), Downer, O'Rourke	Guthrie Room Administration Centre
May 14/25 Wednesday	4:30pm 6:00pm	Information, Heritage and Seniors Library Board Warden White Councillors Breen (Chair), Ballantyne, Duncan, Lloyd, Eddie Alton, Julie Wheeler Bryant, Lucia Costanzo, Walter Trachsel	Community Room Fergus Library
May 20/25 Tuesday	10:00am	Economic Development Warden White Councillors Duncan (Chair), Breen, O'Neill, Turton	Guthrie Room Administration Centre
May 20/25 Tuesday	1:00pm	Administration, Finance and Human Resources Warden White Councillors Campbell (Chair), Ballantyne, Lennox Seeley	Guthrie Room Administration Centre
May 29/25 Thursday	10:00am	Council Session Council and Department Heads	Council Chambers Administration Centre

Other Dates to Note:

May 19/25

Victoria Day

Office Closed

If you have any questions regarding committee and council schedules please contact Jennifer Adams, County Clerk at 519.837.2600 x2520 or jennifera@wellington.ca as meetings are subject to change.



Notice of Public Meeting – Draft New Comprehensive Zoning By-law and companion Official Plan Amendment

A public meeting, as required by the Planning Act, will be held by the Planning - Statutory Public Meeting Committee to provide information and receive comments from the public on the most recent draft of the City's new Comprehensive Zoning By-law.

The draft new Comprehensive Zoning By-law, which affects all lands in the City, will include regulations regarding the use of land, buildings and structures, height, bulk, location, size and parking requirements, among other regulations.

A companion Official Plan amendment will also be introduced to update policies of the Official Plan to enable the draft new Comprehensive Zoning By-law.

The purpose and effect of the new Comprehensive Zoning By-law is to update the City's Zoning regulations to conform to the Cambridge Official Plan and contemporary land use planning objectives.

Date: Tuesday, May 6, 2025 Time: 6:30 p.m.

Place: City Hall – Council Chambers (located on the Third floor of Historic City Hall, 46 Dickson Street) or The Virtual meeting can be viewed at
<https://www.youtube.com/@CityOfCambridgeOn/streams>.

How to Speak at the Meeting:

If you plan to attend the meeting in-person and wish to register in advance to speak, you are asked to complete a delegation request form at
<https://www.cambridge.ca/en/your-city/Speak-at-a-Council-Meeting.aspx>.

If an accessible format or accommodation is required, please contact accessibility@cambridge.ca.

Please note that the date of this meeting may change. Please check the Council agenda the Thursday before the meeting to confirm this date on the City website here:
<https://calendar.cambridge.ca/council>. A presentation prepared by the applicant will also be available online at this link the Wednesday prior to the meeting.

Additional Information:

A copy of the draft new comprehensive Zoning By-law can be found at the following link:
<https://www.cambridge.ca/en/learn-about/zoning-by-law-review.aspx>

Further information regarding the proposed draft new Comprehensive Zoning By-law, including information about appeal rights, can be obtained by contacting the person listed below.

Ward No.: All

File No: D24

Contact Person: Bryan Cooper, Senior Planner

Telephone: (519) 513-6441

Email: cooperb@cambridge.ca

This notice is intended to make you aware of the proposal as described and to invite your comments. No decisions are made on an application at the time of the Public Meeting.

Notification:

If you wish to be notified of the decision of the City of Cambridge on the proposed new Comprehensive Zoning By-law you must make a written request to City of Cambridge Community Development Department and the City Clerk at P.O. Box 669, Cambridge Ontario, N1R 5W8. With the exception of this Notice of Complete Application and Public Meeting, notice of future meetings on this proposal will only be sent to those persons who have requested to be notified.



6920 Concession 1, RR#2, Puslinch ON N0B 2J0
519-837-0558 | info@sunrise-therapeutic.ca

April 10, 2025

Township of Puslinch
7404 Wellington Rd. 34
Guelph ON N1H 6H9

RECEIVED
APR 14 2025
Township of Puslinch

Dear Friends,

Thank you very much for your donation to Sunrise.

Your contribution will support Sunrise's therapeutic riding program for children and adults with special needs.

More than 100 client riders visit Sunrise each week for therapy lessons taught by Canadian Certified instructors.

At Sunrise, riders experience a sense of belonging, empowerment and achievement - as well as many physical and cognitive benefits. The human-animal bond is a powerful motivator, enabling riders to reach their full potential.

Thank you for partnering with us to make a positive impact in the lives of those with special needs in our community.

Sincerely,



Lynne O'Brien
Executive Director
Sunrise Therapeutic Riding & Learning Centre

All of us at Sunrise
are very grateful
for the generous
grant of \$5,000
for the purchase
of riding helmets
for our Therapeutic
Riding program!





Dufferin Aggregates
2300 Steeles Ave W, 4th Floor
Concord, ON L4K 5X6
Canada

April 10, 2025

Luke Rapus
Aggregates Technical Specialist
Ministry of Natural Resources and Forestry
Guelph District
1 Stone Road West
Guelph, Ontario
N1G 4Y2

Attention: Mr. Rapus

**Re: Monthly Monitoring Report – March 2025
 Mill Creek Pit, License #5738
 Township of Puslinch, Wellington County**

Please find enclosed the required monitoring data for the month of March 2025. There were no exceedances to report.

If you have any questions, please do not hesitate to call.

Sincerely,

Matthew Erdmann
Site Superintendent

CC: Township of Puslinch
Sonja Strynatka (GRCA)
Kevin Mitchell (Dufferin Aggregates)
University of Guelph



Monthly Reporting
Mill Creek Aggregates Pit
March 2025

Date	DP21 (mASL)	Threshold Value (mASL)	Exceedance
4-Mar-25	305.91	305.66	NO
12-Mar-25	305.97	305.66	NO
18-Mar-25	306.00	305.66	NO
27-Mar-25	306.03	305.66	NO

Date	DP17 (mASL)	Threshold Value (mASL)	Exceedance
4-Mar-25	305.37	305.17	NO
12-Mar-25	305.41	305.17	NO
18-Mar-25	305.48	305.17	NO
27-Mar-25	305.45	305.17	NO

Date	DP3 (mASL)	Threshold Value (mASL)	Exceedance
4-Mar-25	304.86	304.54	NO
12-Mar-25	305.00	304.54	NO
18-Mar-25	305.12	304.54	NO
27-Mar-25	305.07	304.54	NO

Date	DP2 (mASL)	Threshold Value (mASL)	Exceedance
4-Mar-25	304.12	303.65	NO
12-Mar-25	304.14	303.65	NO
18-Mar-25	304.12	303.65	NO
27-Mar-25	304.13	303.65	NO

Date	DP1 (mASL)	Threshold Value (mASL)	Exceedance
4-Mar-25	304.38	303.88	NO
12-Mar-25	304.39	303.88	NO
18-Mar-25	304.43	303.88	NO
27-Mar-25	304.41	303.88	NO

Date	DP5CR (mASL)	Threshold Value (mASL)	Exceedance
4-Mar-25	303.34	302.88	NO
12-Mar-25	303.40	302.88	NO
18-Mar-25	303.51	302.88	NO
27-Mar-25	303.45	302.88	NO

Date	BH13 (mASL)	DP21 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
4-Mar-25	306.24	305.91	0.33	0.11	NO
12-Mar-25	306.36	305.97	0.39	0.11	NO
18-Mar-25	306.35	306.00	0.35	0.11	NO
27-Mar-25	306.33	306.03	0.30	0.11	NO

Date	BH92-12 (mASL)	DP17 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
4-Mar-25	305.71	305.37	0.34	0.07	NO
12-Mar-25	305.8	305.41	0.39	0.07	NO
18-Mar-25	305.88	305.48	0.40	0.07	NO
27-Mar-25	305.83	305.45	0.38	0.07	NO

Date	DP6 (mASL)	DP3 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
4-Mar-25	305.82	304.86	0.96	0.57	NO
12-Mar-25	305.93	305.00	0.93	0.57	NO
18-Mar-25	305.99	305.12	0.87	0.57	NO
27-Mar-25	305.97	305.07	0.90	0.57	NO

Date	BH92-27 (mASL)	DP2 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
4-Mar-25	304.76	304.12	0.64	0.43	NO
12-Mar-25	304.80	304.14	0.66	0.43	NO
18-Mar-25	304.85	304.12	0.73	0.43	NO
27-Mar-25	304.87	304.13	0.74	0.43	NO

Date	BH92-29 (mASL)	DP1 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
4-Mar-25	304.89	304.38	0.51	0.29	NO
12-Mar-25	304.91	304.39	0.52	0.29	NO
18-Mar-25	304.96	304.43	0.53	0.29	NO
27-Mar-25	304.99	304.41	0.58	0.29	NO

Date	OW5-84 (mASL)	DP5CR (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
4-Mar-25	303.70	303.34	0.36	0.20	NO
12-Mar-25	303.72	303.40	0.32	0.20	NO
18-Mar-25	303.77	303.51	0.25	0.20	NO
27-Mar-25	303.75	303.45	0.30	0.20	NO

No exceedances to report for the month of March.

Note: A beaver dam has been observed on private property upstream of DP5CR, which is likely to impact the water levels at DP5CR. Similar to what has occurred in the recent past at this location, the beaver dam may potentially cause action threshold exceedances. It is recommended that the appropriate authority arrange to have the beaver dam removed.

Monthly Reporting Mill Creek Aggregates Pit March 2025												
		Max. Allowable as per PTTW- Main Pond				Max. Allowable as per PTTW- Silt Pond						
		(Imperial Gallons)		(Litres)			(Imperial Gallons)		(Litres)			
		2,500	per minute	11,365			2,597	per minute	11,806			
		1,800,000	per day	8,183,000			3,739,477	per day	17,000,000			

NOTES:
No exceedances to report for the month of March.
No water taken from the site for the month of March.
Staff gauges removed December 2nd, 2024 due to freezing temperatures.

THE PUSLINCH PROFILE FEATURES

Norman Doud Estate Stables



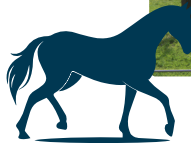
6637 Concession 2, Cambridge, ON



dtschanz@mail.com



519-240-1680



Norman Doud Estate
& Boarding Stables

Norman Doud Estate & Boarding Stables is a serene and highly respected horse boarding facility, nestled in a tranquil 53-acre wooded property. Specializing in both indoor and outdoor boarding, the stables provide a safe and comfortable environment for horses, featuring separate barns for mares and geldings, each with attached shelters. The facility offers two training corrals, one equipped with lighting, as well as a spacious, well-lit riding area ideal for training, even during evening hours. Paddocks are cleaned daily, and the stalls are large, with padded floors for added comfort. Special attention is given to horses' digestive health through the use of slow feeder nets, ensuring horses have continuous access to hay.

What started many years ago as a personal endeavor has blossomed into a beloved local business in Puslinch, driven by a passion for horses and a commitment to providing top-quality care. Word of mouth quickly spread, and what began with just one horse has now grown to 24. The environment plays a key role in the horses' well-being, offering a peaceful atmosphere and plenty of space to roam. The expansive paddocks, blending wooded and open areas, provide natural shelter from the summer sun and protection from the winter elements, making it a year-round sanctuary for the horses.



Con-Cast Pipe Inc.

Instrument type: Permit to take water (/taxonomy/term/334)

ERO (Environmental Registry of Ontario) number	019-9427
Ministry reference number	1000310204
Notice type	Instrument
Act	Ontario Water Resources Act, R.S.O. 1990
Posted by	Ministry of the Environment, Conservation and Parks
Notice stage	Decision
Decision posted	April 8, 2025
Comment period	November 25, 2024 - December 25, 2024 (30 days) Closed
Last updated	April 8, 2025

This consultation was open from:

November 25, 2024
to December 25, 2024

Decision summary

Permit to Take Water No. (Number) P-300-1310205989 was issued on March 19, 2025, to Con-Cast Pipe Inc. (Incorporated) for industrial - purposes. Water will be taken from two wells related to activities, in the Township of Puslinch, County of Wellington, Ontario.

Location details

Site address

299 Brock Road South
Guelph, ON
Canada

Site location map

The location pin reflects the approximate area where environmental activity is taking place.

[View this location on a map](https://maps.google.com/?q=43.454249,-80.130952) [\(https://maps.google.com/?q=43.454249,-80.130952\)](https://maps.google.com/?q=43.454249,-80.130952)

Proponent(s)

Con-Cast Pipe Inc.
299 BROCK ROAD SOUTH
Puslinch, ON
N0B 2J0
Canada

Decision details

Permit to Take Water No. (Number) P-300-1310205989 was issued on March 19, 2025, to Con-Cast Pipe Inc. (Incorporated) for industrial - purposes. Water will be taken from two wells related to activities, in the Township of Puslinch, County of Wellington, Ontario.

Details of Water Taking are as follows:

Purpose of Water Taking: Industrial - Manufacturing

Source of Water: Well - Drilled

- maximum rate (litres per minute): 340.00
- maximum number of hours of taking per day: 12.00
- maximum volume (litres) per day: 250,000.00
- maximum number of days of taking in a year: 365
- period of taking: January 1 to December 31 for 10 years

Purpose of Water Taking: Industrial - Manufacturing

Source of Water: Well - Drilled

- maximum rate (litres per minute): 245.00
- maximum number of hours of taking per day: 16
- maximum volume (litres) per day: 200,000.00

- maximum number of days of taking in a year: 365
- period of taking: January 1 to December 31 for 10 years

Permits to Take Water include conditions that require the permit holder to:

- collect and record the daily amount of water taken
- comply with the terms and conditions in the permit
- immediately report complaints or interference to the ministry
- report water takings each year to the ministry

Issued Permits to Take Water can be viewed and downloaded at Access Ontario, by searching the approval number P-300-1310205989 in the search field located at the top of the map, see “I want to...Search by Approval

Number”, here: [Access Environment](#)

(https://www.lioapplications.lrc.gov.on.ca/Access_Environment/index.html?viewer=Access_Environment.AE&locale=en-CA)

[Access Environment](#)

(https://www.lioapplications.lrc.gov.on.ca/Access_Environment/index.html?viewer=Access_Environment.AE&locale=en-CA) displays the following

information:

- business name
- facility address and location on an interactive map
- type of approval or registration from the ministry (view a [PDF \(Portable Document Format\) copy](#))
- date of issue
- status of the approval (approved, amended, revoked and/or replaced)
- status of the registration (registered, suspended, removed)

Comments received	Through the registry	By email	By mail
	0	2	0
View comments submitted through the registry (/notice/019-9427/comments)			

Effects of consultation

Comments relevant to the water taking proposal were considered as part of the review of the application. The main concerns raised were regarding the following:

- Recommendations for groundwater level monitoring and reporting and low water response conditions on the PTTW (Permit to Take Water).
- Consideration of draft water quantity wellhead protection area policies under the Wellington County Chapter of the Grand River Source Protection Plan

In consideration of the comments received for this application, the ministry has included conditions in the PTTW (Permit to Take Water) requiring monitoring and reporting of water levels in the permitted wells.

The ministry also informed the applicant that their water taking falls within the draft Guelph-Guelph/Eramosa Towns Wellhead Quantity Protection Area, and that future takings may be subject to water quantity policies within this area, pending approval.


Supporting materials

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Client Services and Permissions Branch
135 St Clair Ave West
1st Floor
Toronto, ON
M4V 1P5
Canada

 **416-314-8001 or 1-800-461-6290**

How to Appeal

This instrument decision can be appealed. You have 15 days from April 8, 2025 to begin the appeal process.

Carefully review the information below to learn more about the appeal process.

How to appeal

Start the process to appeal

If you're an Ontario resident, you can start the process to appeal this instrument decision.

First, you'll need to seek leave (i.e. get permission) from the relevant appellate body to appeal the decision.

If the appellate body grants leave, the appeal itself will follow.

Seek leave to appeal

To seek leave to appeal, you need to do these three things:

1. prepare your application
2. provide notice to the minister
3. mail your application to three parties

1. Prepare your application

You'll need to prepare an application. You may wish to include the following things in your application:

1. A document that includes:
 - your name, phone number, fax number (if any), and/or email address
 - the ERO (Environmental Registry of Ontario) number and ministry reference number (located on this page)
 - a statement about whether you are a resident in Ontario
 - your interest in the decision, and any facts you want taken into account in deciding whether you have an interest in the decision
 - the parts of the instrument that you're challenging
 - whether the decision could result in significant harm to the environment
 - the reason(s) why you believe that no reasonable person – having regard to the relevant law and to any government policies developed to guide decisions of that kind – could have made the decision

- the grounds (facts) you'll be using to appeal
 - the outcome you'd like to see
2. A copy of the instrument (approval, permit, order) that you are seeking leave to appeal. You'll find this in the decision notice on the Environmental Registry
 3. Copies of all supporting documents, facts and evidence that you'll be using to appeal

What is considered

The appeal body will consider the following two questions in deciding whether to grant you leave to appeal:

1. is there is good reason to believe that no reasonable person, with respect to the relevant law and to any government policies developed to guide decisions of that kind, could have made the decision?
2. could the decision you wish to appeal result in significant harm to the environment?

2. Provide your notice

You'll need to provide notice to the Minister of the Environment, Conservation and Parks that you're seeking leave to appeal.

In your notice, please include a brief description of the:

- decision that you wish to appeal
- grounds for granting leave to appeal

You can provide notice by email at minister.mecp@ontario.ca or by mail at:

College Park 5th Floor, 777 Bay St.
 Toronto, ON (Ontario)
 M7A 2J3

3. Mail your application

You'll need to mail your application that you prepared in step #1 to each of these three parties:

- appellate body
- issuing authority (the ministry official who issued the instrument)
- proponent (the company or individual to whom the instrument was issued)

Issuing authority Matt Corriveau

Signing Director
Environmental Permissions Branch
135 St Clair Ave West
5th Floor
Toronto, ON
M4V 1P5
Canada
416-845-3689

Proponent(s) Con-Cast Pipe Inc.
299 BROCK ROAD SOUTH
Puslinch, ON
N0B 2J0
Canada

Appellate body Registrar, Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5
(416) 212-6349
(866) 448-2248
OLT.Registrar@ontario.ca

[About the Ontario Land Tribunal](https://olt.gov.on.ca/about-olt/)
(<https://olt.gov.on.ca/about-olt/>)

Include the following:


ERO	019-9427
(Environmental	
Registry of	
Ontario) number	
Ministry	1000310204
reference	
number	

This is not legal advice. Please refer to the [Environmental Bill of Rights \(https://www.ontario.ca/laws/statute/93e28\)](https://www.ontario.ca/laws/statute/93e28) for exact legal requirements. Consult a lawyer if you need help with the appeal process.

Connect with us

Contact

Client Services and Permissions Branch

 [416-314-8001](tel:416-314-8001) or [1-800-461-6290](tel:1-800-461-6290)

 enviroperrmissions@ontario.ca

Original proposal

ERO (Environmental Registry of Ontario) number	019-9427
Ministry reference number	1000310204
Notice type	Instrument
Act	Ontario Water Resources Act, R.S.O. 1990
Posted by	Ministry of the Environment, Conservation and Parks
Proposal posted	November 25, 2024
Comment period	November 25, 2024 - December 25, 2024 (30 days)

Proposal details

This proposal is for a renewal to Permit to Take Water No. (number) 8724-9GFPQE for Con-Cast Pipe Inc. (Incorporated) for industrial purposes. Water will be taken from two wells related to manufacturing activities, in the Township of

Puslinch, County of Wellington, Ontario. Details of Water Taking are as follows:

Purpose of Water Taking: Industrial - Manufacturing

Source of Water: Well - Drilled

- maximum rate (litres per minute): 340.00
- maximum number of hours of taking per day: 12.00
- maximum volume (litres) per day: 250,000.00
- maximum number of days of taking in a year: 365
- period of taking: January 1 to December 31 for 10 years

Purpose of Water Taking: Industrial - Manufacturing

Source of Water: Well - Drilled

- maximum rate (litres per minute): 245.00
- maximum number of hours of taking per day: 16
- maximum volume (litres) per day: 200,000.00
- maximum number of days of taking in a year: 365
- period of taking: January 1 to December 31 for 10 years

There are 3 categories of a Permit to Take Water:

- Category 1: water takings are anticipated to have a lower risk of causing an unacceptable environmental impact/interference
- Category 2: water takings are anticipated to having a higher potential of causing unacceptable environmental impact or interference
- Category 3: water takings are anticipated to have the highest potential of causing unacceptable environmental impact or interference

The proposed water taking qualifies as a Category 1 permit.

Supporting materials


View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Client Services and Permissions Branch

135 St Clair Ave West
1st Floor
Toronto, ON
M4V 1P5
Canada

 [416-314-8001](tel:416-314-8001) or [1-800-461-6290](tel:1-800-461-6290)

Comment


Commenting is now closed.

This consultation was open from November 25, 2024
to December 25, 2024

Connect with us

Contact

Client Services and
Permissions Branch

 [416-314-8001](tel:416-314-8001) or [1-800-461-6290](tel:1-800-461-6290)

 enviroperrmissions@ontario.ca

Royal Canin Canada Company

Instrument type: Environmental Compliance Approval (sewage)
(/taxonomy/term/375)

ERO (Environmental Registry of Ontario) number	019-8792
Ministry reference number	2224-D2WSFA
Notice type	Instrument
Act	Environmental Protection Act, R.S.O. 1990
Posted by	Ministry of the Environment, Conservation and Parks
Notice stage	Decision
Decision posted	April 8, 2025
Comment period	June 11, 2024 - July 26, 2024 (45 days) Closed
Last updated	April 8, 2025

This consultation was open from:

June 11, 2024
to July 26, 2024

Decision summary

Royal Canin Canada Company withdrew this application on April 2, 2025, and no approval was issued.

Location details

Site address

100 Beiber Road
Puslinch, ON
Canada

Site location map

The location pin reflects the approximate area where environmental activity is taking place.

[View this location on a map](https://maps.google.com/?q=43.458758,-80.122835) [\(https://maps.google.com/?q=43.458758,-80.122835\)](https://maps.google.com/?q=43.458758,-80.122835)

Proponent(s)

Royal Canin Canada Company
100 Beiber Road
Puslinch, ON
N0B 2J0
Canada

Comments received

Through the registry
1

By email
0

By mail
0

[View comments submitted through the registry \(/notice/019-8792/comments\)](/notice/019-8792/comments)

Supporting materials

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Client Services and Permissions Branch
135 St Clair Ave West
1st Floor
Toronto, ON
M4V 1P5
Canada

 [416-314-8001](tel:416-314-8001) or [1-800-461-6290](tel:1-800-461-6290)

How to Appeal


Appeals are not allowed

The applicant has withdrawn their application and the ministry has not made a decision on the matter. There is no decision to appeal.

Connect with us

Contact

Client Services and
Permissions Branch

 [416-314-8001](tel:416-314-8001) or [1-800-461-6290](tel:1-800-461-6290)

 enviroperrmissions@ontario.ca

Original proposal

ERO.(Environmental Registry.of.Ontario) number	019-8792
Ministry reference number	2224-D2WSFA
Notice type	Instrument
Act	Environmental Protection Act, R.S.O. 1990
Posted by	Ministry of the Environment, Conservation and Parks
Proposal posted	June 11, 2024
Comment period	June 11, 2024 - July 26, 2024 (45 days)

Proposal details

This proposal from Royal Canin Canada Company is for an amendment to Environmental Compliance Approval No. (number) 1042-A3QQRY for industrial sewage treatment and stormwater management works serving 100 Beiber Road in Puslinch, Ontario.

The proposed modification and expansion of the existing sewage treatment works are to increase treatment capacity from 30 cubic metres to a total of 150 cubic metres, separate sanitary and process wastewater, and install a new packaged Membrane Bioreactor (MBR) to treat process effluent, with the existing Sequencing Batch Reactor (SBR) being retained to provide treatment for the sanitary wastewater.

Treated sanitary effluent would be discharged to the existing leaching bed. Treated process effluent would be discharged to the existing stormwater pond and then flow downgradient towards two bermed flood control and infiltration areas owned by Royal Canin. When the storage capacity of the bermed flood control and infiltration area would exceed, treated effluent will flow further southwards to the depressed area adjacent to Hwy 401.

The ministry will impose effluent limits and require effluent monitoring.

Supporting materials

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Client Services and Permissions Branch
135 St Clair Ave West
1st Floor
Toronto, ON
M4V 1P5
Canada

 [416-314-8001](tel:416-314-8001) or [1-800-461-6290](tel:1-800-461-6290)

Comment


Commenting is now closed.

This consultation was open from June 11, 2024 to July 26, 2024

Connect with us

Contact

Client Services and
Permissions Branch

 [416-314-8001](tel:416-314-8001) or [1-800-461-6290](tel:1-800-461-6290)

 enviroperrmissions@ontario.ca



REPORT FIN-2025-002

TO: Mayor and Members of Council

PREPARED BY: Michelle Cassar, Deputy Treasurer

PRESENTED BY: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: May 7, 2025

SUBJECT: 2024 Lease Financing Agreement Summary Report
File No. A09 LEA

RECOMMENDATIONS

That Report FIN-2025-002 entitled 2024 Lease Financing Agreement Summary Report be received; and

That Council accepts the Treasurer's statement that all lease financing agreements are non-material and have been made in accordance with the Township's Lease Financing Agreement Policy as outlined in Schedule B to Report FIN-2025-002.

DISCUSSION

Purpose

The purpose of this report is to comply with the Treasurer's reporting requirements as set out by Ontario Regulation 653/05 of the Municipal Act, 2001.

Background

Lease financing agreements represent long-term commitments of the municipality beyond the term of Council. It is a requirement pursuant to Section 11 of Ontario Regulation 653/05, as amended, at least once a year, the Treasurer report to Council to ensure all lease financing agreements have been made in accordance with the Township's approved policy which is attached as Schedule B to this report.

The intent of the Act and regulation is to impose a higher level of due diligence on lease financing agreements for municipal capital facilities.

A list of the Township's active lease financing agreements as of December 31, 2024 and December 31, 2023 are outlined in Schedule A. Each of the leases on the attached Schedule A represent a non-material lease in accordance with the Township's Lease Financing Agreement Policy.

Financial Implications

The Township's 2024 and 2023 leases consist of 1 photocopier lease, 1 large format digital scanner lease and 1 postage meter lease. The expiry dates for the current agreements range from 2025 to 2028. See below for a summary of the information provided in Schedule A to this report:

- Annual 2024 cost of lease financing agreements is \$8,774.
- Remaining balance of the payments in future years is \$18,229 as of December 31, 2024 and \$13,200 as of December 31, 2023.
- Remaining balance of lease payments in future years as a percentage of the Township's combined long-term debt including leases is 100% as of December 31, 2024 and 100% as of December 31, 2023 as the Township repaid its long-term debt in 2018
 - a) As of December 31, 2024 and December 31, 2023, the Township has zero long-term debt.

Applicable Legislation and Requirements

Ontario Regulation 653/05 of the Municipal Act, 2001

Engagement Opportunities

N/A

Attachments

Schedule A – Treasurer’s 2024 Lease Financing Agreements Summary Report

Schedule B – Lease Financing Agreement Policy

Respectfully submitted:

Reviewed by:

Michelle Cassar
Deputy Treasurer

Mary Hasan
Director of Finance/Treasurer

Township of Puslinch
Treasurer's 2024 Lease Financing Agreements Summary Report

Schedule A

Department	Lessor	Description of Lease	Lease Term	# of Units	Annual Cost	Full Term Cost	Dec. 31, 2023 Balance Remaining	2024 Cost	Dec. 31, 2024 Balance Remaining
Corporate	Quadient	Postage Meter	November 12, 2021 to November 11, 2024	1	\$ 377	\$ 943	\$ 346	\$ 346	\$ 0
Corporate	Quadient	Postage Meter	November 12, 2024 to November 11, 2025	1	\$ 396	\$ 396	\$ -	\$ 33	\$ 363
Corporate	Information Network System INS	Photocopier	January 15, 2023 to January 14, 2028	1	\$ 2,265	\$ 11,323	\$ 9,058	\$ 2,265	\$ 6,793
Corporate	Information Network System INS	Large Format Digital Scanner	May 1, 2022 to October 31, 2024	1	\$ 2,848	\$ 8,543	\$ 3,796	\$ 2,373	\$ -
Corporate	Information Network System INS	Large Format Digital Scanner	November 1, 2024 to Dec 1, 2028	1	\$ 2,888	\$ 11,553	\$ -	\$ 481	\$ 11,072
			Totals		\$ 8,774	\$ 32,758	\$ 13,200	\$ 5,498	\$ 18,229
Total of all other long-term debt (includes both principal and interest)							\$ -		\$ -
						Percentage	100.0%		100.0%

TITLE: LEASE FINANCING AGREEMENT POLICY

DATE: May 6, 2015

SUBJECT: LEASE FINANCING AGREEMENT POLICY
File No. A09 LEA

Purpose:

1. To adopt a statement of the Township of Puslinch's (Township) lease financing agreement policies and goals. Ontario Regulation 653/05, as amended, requires the adoption of such a statement before a municipality may enter into a lease financing agreement.
2. To provide guidance to staff when contemplating lease arrangements for the provision of **Municipal Capital Facilities** as defined in Ontario Regulation 603/06, as amended.
3. To ensure that both staff and Council are aware of the entire cost of the financial lease, of any special risks to the **Township** that are attached to the lease agreement and that alternative sources of financing have been considered.

Definitions

Financing Lease: a lease allowing for the provision of **Municipal Capital Facilities** and the lease may or will require payment by the municipality beyond the term of Council;

Municipal Capital Facilities: includes land, as defined in the Assessment Act, works, equipment, machinery and related systems and infrastructures.

Material Lease: a **Financing Lease** that would result in a **Material Impact** for the Township.

Material Impact: means costs or risks that significantly affect, or would reasonably be expected to have a significant effect on, the debt and financial obligation limit prescribed under Ontario Regulation 403/02, as amended.

Township: the Corporation of the Township of Puslinch

Statement of Lease Financing Agreement Policies and Goals:

1. The **Township's** objective is to preserve and improve the long-term financial health of the **Township** and to ensure that prices paid for goods and services make optimum use of **Township** resources. When staff consider the option of a lease financing arrangement, the evaluation of the option must strictly adhere to this goal.
2. Prior to entering into a **Material Lease** the following considerations will be taken into account:
 - a. The financial risks and benefits of the lease transaction, such as a comparison between the fixed and estimated costs and the risks associated with the proposed agreement and those associated with other methods of financing, the effective rate(s) of interest, a sensitivity analysis for leases with variable lease payments, a schedule of all fixed amounts of payment and that which may be required by any extension or renewal of the agreement, and a statement of any contingent payment options associated with termination, replacement, loss, guarantees and indemnities;
 - b. The non-financial risks and benefits of the lease transaction;
 - c. County of Wellington feedback after written notification to the County is provided regarding the lease financing agreement being considered;
 - d. The independent legal and financial opinions of the transaction, including the legality of the terms and provisions of any proposed agreement or agreements, and any other legal considerations affecting the lease transaction;
 - e. An assessment regarding whether the financial and non-financial risks associated with the agreement are reasonable; and
 - f. An assessment regarding whether the cost of financing in the proposed financing agreement is lower than other methods of financing available to the **Township** such as debt, reserves, operating funds.
 - g. The costs and risks associated with a proposed lease financing agreement in the report shall be assessed as of the date the report is made. The summary of information in the report shall include all information required for the entire term of the proposed lease financing agreement, including any possible extensions or renewals.
 - h. At any time after a report regarding a potential lease financing agreement has been made, but before the proposed lease financing agreement is

entered into, if the Director of Finance/Treasurer becomes of the opinion that a changed circumstance with respect to the proposed agreement may result in a **Material Impact** for the **Township**, the Director of Finance/Treasurer shall as soon as reasonably possible update the report and present the updated report to Council.

3. The Director of Finance/Treasurer, in accordance with legislative requirements, shall submit an annual report on lease financing agreements to Council. The report shall include the following:
 - a. A description of the estimated proportion of the total financing arrangements of the **Township** that is undertaken through lease financing agreements to the total long-term debt of the **Township** and a description of the change, if any, in that estimated proportion since the previous year's report;
 - b. A statement by the Director of Finance/Treasurer as to whether, in his or her opinion, all lease financing agreements were made in accordance with the statement of leasing policies and goals adopted by the **Township**; and
 - c. Any other information that Council may require or that, in the opinion of the Director of Finance/Treasurer, should be recorded.

Non-Material Lease Financing Agreements:

1. It is recognized that certain categories of **financing leases** will not involve costs or risks that will significantly affect, or would reasonably be expected to have an effect on the financial debt repayment and financial limits prescribed for the **Township**. The following leases are considered non-material leases:
 - a. Leases for office equipment including photocopiers, multi-functional printers, postage meters, etc. which have been entered into in accordance with the **Township's** Purchasing and Procurement Policy; and
 - b. Leases of real property where the lease is nominal, token consideration or consideration that does not exceed the materiality level of the audited financial statements.



REPORT FIN-2025-014

TO: Mayor and Members of Council

PREPARED BY: Michelle Cassar, Deputy Treasurer

PRESENTED BY: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: May 7, 2025

SUBJECT: 2025 Temporary Borrowing By-law
File: F11 – TDB

RECOMMENDATIONS

THAT Report FIN-2025-014 entitled 2025 Temporary Borrowing By-law be received; and

THAT Council give 3 readings to By-law No. 2025-049 being a by-law authorizing external temporary borrowings of \$1,500,000 in 2025.

Purpose

Section 407 of the Municipal Act, 2001, allows for a municipality to pass a by-law authorizing the temporary borrowing of funds of an amount that Council considers necessary to meet the current expenditures for the year. Council must pass this temporary borrowing by-law annually if they wish to utilize it in a given year.

Background

Township staff continually monitor and project the Township's cash flow requirements to ensure adequate cash is available to meet anticipated needs. Township staff would review cash deposits in the bank and short-term investments prior to utilizing the external temporary borrowings permitted in Section 407 of the Municipal Act. The temporary borrowings would only be utilized in extenuating circumstances. In at least the previous eleven (11) years, no external temporary borrowing has been required to meet current expenditures.

It is recommended that Council enact a by-law permitting staff to borrow up to \$1,500,000 in the event that it is deemed necessary to borrow funds externally to meet short-term needs until the Township's main revenue source of property taxes is levied and collected.

Section 407 of the Municipal Act, 2001 permits a municipality to authorize temporary borrowing, until the taxes are collected and other revenues received, of an amount that Council considers necessary to meet the current expenditures for the year. Unless otherwise approved by the Ontario Land Tribunal, that amount cannot exceed:

- a.) from January 1 to September 30: 50 percent of the total estimated revenues of the municipality as set out in the adopted budget; and
- b.) from October 1 to December 31: 25 percent of the total estimated revenues of the municipality as set out in the adopted budget.

For the purposes of this By-law, the estimated revenues do not include revenues derivable or derived from any borrowings, including through any issue of debentures, any prior year surplus, revenues related to tax arrears, and a transfer from a capital fund, reserve fund or reserve. The maximum amount of temporary borrowing allowed by the Act is as follows:

	2025 Budget
Total Operating Revenues	\$2,967,656
Total Taxation Levy	\$5,672,142
Less: Interest on Current Taxes	-\$210,373
Less: Penalty on Tax Arrears	-\$55,603
Prior Year Surplus Utilized	\$0
Adjusted estimated revenues	\$8,373,822

- \$4,186,911 – the maximum amount that may be borrowed at any one time on a temporary basis from January 1st to September 30th, 2025; and
- \$2,093,455.50 – the maximum amount that may be borrowed at any one time on a temporary basis from October 1st to December 31st, 2025.

The Township is able to temporarily borrow funds from the bank at the Prime Rate. In prior years, the Township has not utilized external temporary borrowings for cash flow purposes. However, a situation may arise where an unexpected payment may be required or several large payments may be required prior to the collection of property taxes.

With a temporary borrowing by-law in place, staff will have the ability to act quickly in the best financial interest of the Township by borrowing funds temporarily. At this time, it is not known

if the Township will require temporary borrowing of funds in 2025, however, it is financially prudent to have this authorization in place.

If the Township was required to borrow funds beyond a one-year period or beyond the term of Council to help finance certain approved capital projects, then the Township through Council would consider a debenture through the County of Wellington to ensure compliance with Provincial legislation.

Financial Implications

There is no financial impact to the operating budget unless borrowing is required.

As of the date of writing this Report, the Prime Rate is 4.95% as of April 23, 2025. The rates have decreased compared to prior year's rate of 7.20% as of March 20, 2024.

The annual interest amount owed will vary depending on how many days an amount remains drawn. Interest payments are charged on the account on a monthly basis and there is flexibility to reduce the temporary borrowing balance as the Township's cash flow becomes adequate to meet anticipated needs.

The following examples provide an illustration of the financial implications associated with temporary borrowing based on the current Prime Rate of 4.95%:

- 1.) Should the Township require temporary borrowing of \$750,000, the monthly interest owed would be approximately \$3,094 and the annual interest owed would be approximately \$37,125
- 2.) Should the Township require temporary borrowing of \$1,500,000, the monthly interest owed would be approximately \$6,188 and the annual interest owed would be approximately \$74,250

Applicable Legislation and Requirements

Section 407 of the Municipal Act

Engagement Opportunities

N/A

Attachments

None

Respectfully submitted:

Michelle Cassar
Deputy Treasurer

Reviewed by:

Mary Hasan
Director of Finance/Treasurer



REPORT FIN-2025-015

TO: Mayor and Members of Council

PREPARED BY: Michelle Cassar, Deputy Treasurer

PRESENTED BY: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: May 7, 2025

SUBJECT: Treasurer's Investment Report for 2024
File No. F12 CAN and A09 INV

RECOMMENDATIONS

That Report FIN-2025-015 entitled Treasurer's Investment Report for 2024 be received; and

That Council accepts the Treasurer's statement that based on the information supplied by Canaccord Genuity Wealth Management, the cash and temporary investments held by the Township of Puslinch during the calendar year 2024 were all prescribed in accordance with Section 418 of the Municipal Act, 2001 and were all eligible as outlined in Ontario Regulation 438/97 and that all related transactions in 2024 comply with the investment policies and goals adopted by the Township on August 13, 2014; and

That no changes be made to the Policy at this time.

Purpose

The purpose of this report is to provide Council with the Treasurer's Investment Report for 2024 as required by Ontario Regulation 438/97 of the Municipal Act.

Background

Pursuant to Ontario Regulation 438/97 of the Municipal Act, the Treasurer for the Township shall prepare an investment report to Council containing the following:

- a statement about the performance of the portfolio of investments;

- a description of the estimated proportion of the total investments that are invested in long-term and short-term securities and a description of the change, if any, in that estimated proportion since the previous year's report;
- a statement by the treasurer regarding whether the investments are consistent with the investment policies and goals adopted by the municipality;
- a record of the date of each transaction in or disposal of its own securities, including a statement of the purchase and sale price of each security.

Investment Income

A comparison of the investment income allocated to the Operating Fund and Restricted Reserve Fund in 2024 and 2023 is outlined below:

Description of Fund	2024	2023
Operating Fund	\$390,656	\$477,374
Restricted Reserve Fund	\$240,423	\$184,791
Total	\$631,079	\$662,165

The total investment income of \$631,079 provided an average rate of return of 6.36% (2023 – 6.94%) for both cash and temporary investments. The average rate of return was calculated based on the amount of investment income obtained in 2024 divided by the average book value of the Township's cash and investment position at December 31, 2024 and December 31, 2023.

Investment income earned has decreased nominally in 2024 compared to 2023 due to a steady decrease in interest rates on the Township's cash and temporary investments. The Bank of Canada rates have declined throughout 2024. The Township timed investments well ahead of the rate cuts with some GICs yielding well over 4%. The Township earns investment income at a rate of prime less 1.9% on a monthly basis based on the balance in its bank account. The approximate change in the prime rate is outlined below based on January and December rates:

Date	Prime Rate
January 2023	6.45%
December 2023	7.20%
January 2024	7.20%
December 2024	5.45%

Portfolio Summary

The portfolio summary as of December 31, 2024 and December 31, 2023 at current value consisted of the following:

Type	2024 (\$)	2024 (%)	2023 (\$)	2023 (%)
Cash	\$4,033,119	40%	\$6,108,158	63%
Temporary Investments	\$6,059,079	60%	\$3,632,218	34%
Total	\$10,092,198	100%	\$9,740,376	100%

Overall, the Township's available cash and temporary investments has increased by \$352K or 3.6% in 2024 compared to 2023. The increase predominantly relates to the following:

- Net changes in working capital (ie. increases/decreases in accounts receivables, accounts payable, deposits, etc.); and
- Increases to restricted and discretionary reserves; and
- Acquisition of tangible capital assets.

Please note, the Statement of Cash Flows for December 31, 2024, will be presented by the Township's external auditor, RLB, at an upcoming Council Meeting. This statement provides a more detailed description of the changes in cash and cash equivalents.

The Township's temporary investments are GIC's with a 100% guarantee. The value from December 31, 2023 (or investment opening balance) compared to December 31, 2024 are outlined in the table below:

Issuer	Issue Date	Term	Interest Rate	Maturity Date	Value as of December 31, 2023 OR Investment Opening Balance	Current Value as of December 31, 2024
Equitable Bank	16-Mar-22	3 year 1 day	2.97%	17-Mar-25	\$ 105,393	\$ 108,530
Equitable Trust	16-Mar-22	3 year 1 day	2.97%	17-Mar-25	\$ 105,393	\$ 108,530
Bank of Nova Scotia	16-Mar-22	3 year 1 day	2.95%	17-Mar-25	\$ 105,356	\$ 108,471
Prospera Credit Union	28-Dec-23	3 year	5.15%	28-Dec-26	\$ 1,070,732	\$ 1,125,876
Sunshine Coast Credit Union	18-Mar-24	2 year	5.35%	18-Mar-26	\$ 473,527	\$ 493,517
Khalsa Credit Union	18-Jul-24	2 year 2 day	4.95%	20-Jul-26	\$ 1,185,343	\$ 1,212,027
Affinity Credit Union	04-Sep-24	1 year	4.35%	04-Sep-25	\$ 1,000,000	\$ 1,014,063
Affinity Credit Union	04-Sep-24	1 year	4.35%	04-Sep-25	\$ 500,000	\$ 507,032
Meridian Credit Union	09-Sep-24	1 year	4.30%	09-Sep-25	\$ 250,000	\$ 253,328
Innovation Federal Credit Union	09-Sep-24	1 year	4.30%	09-Sep-25	\$ 100,000	\$ 101,331
Concentra Bank	09-Sep-24	1 year	4.22%	09-Sep-25	\$ 22,578	\$ 22,873
Blueshore Credit Union	26-Nov-24	1 year	3.70%	26-Nov-25	\$ 500,000	\$ 501,774
Sunshine Coast Credit Union	26-Nov-24	2 year	3.60%	26-Nov-26	\$ 500,000	\$ 501,726
				Total	\$ 5,918,322	\$ 6,059,078

The investments that were issued in 2024 accrued interest on a pro-rated basis from the issue date to December 31, 2024. All other investments that were issued prior to 2024 would have accrued the full interest rate percentage noted in the table above as they would have been accruing interest for the full year of 2024.

The Township also maintains a surplus operating cash balance to meet any unexpected financial obligations.

Investment Policy

The Township's investment policy was approved by Council in their meeting on August 13, 2014 through Council Resolution No. 2014-292. The investment policy is attached as Schedule A to Report FIN-2025-015 and it sets out the investment policy of the Township. Ontario Regulation 438/97 recommends that Council at least annually review the investment policy and update it, as necessary, as a result of the review.

Financial Implications

There is no financial impact directly associated with this report.

Applicable Legislation and Requirements

Ontario Regulation 438/97 of the Municipal Act, 2001

Engagement Opportunities

N/A

Attachments

Schedule A: Investment Policy

Respectfully submitted:

Michelle Cassar
Deputy Treasurer

Reviewed by:

Mary Hasan
Director of Finance/Treasurer

TITLE: INVESTMENT POLICY

DATE: August 13, 2014

SUBJECT: INVESTMENTS OF SURPLUS FUNDS
File No. A09 INV

Purpose:

To govern and ensure the **prudent** management of the Township of Puslinch's surplus funds and investment portfolio in accordance with the authority for investments provided under Section 418 of the Municipal Act, 2001 and Ontario Regulation 438/97.

Scope:

This policy includes all funds that are the responsibility of the Township of Puslinch ("Township").

Definitions:

Credit Risk: the risk to an investor that an issuer will default in the payment of interest and/or principal on a security.

Diversification: a process of investing assets among a range of security types by sector, **maturity**, and quality rating.

Interest Rate Risk: the risk associated with declines or rises in interest rates which cause an investment in a fixed-income security to increase or decrease in value.

Liquidity: a measure of an asset's convertibility to cash.

Long-Term Securities: investments with duration of greater than 365 days at the time of acquisition.

Major Chartered Banks: the following are the six **major chartered banks** referred to in this policy:

- Royal Bank of Canada
- Canadian Imperial Bank of Commerce
- Bank of Montreal
- Bank of Nova Scotia

- Toronto Dominion Bank
- National Bank of Canada

Market Risk: the risk that the value of a security will increase or decrease as a result of changes in market conditions.

Market Value: current market price of a security.

Maturity: the date on which payment of a financial obligation is due.

ONE Investment Program: a professionally managed group of investment funds composed of pooled investments that meet eligibility criteria as defined by regulations under the Municipal Act. The Local Authority Services Limited (LAS) and CHUMS Financing Corporation (CHUMS) operate this program.

Prudent Person Rule: an investment standard outlining the fiduciary responsibilities relating to the investment practices of public fund investors.

Safekeeping: holding of assets (e.g., securities) by a financial institution.

Short-Term Securities: investments with duration of 365 days or less at the time of acquisition.

Township: The Corporation of the Township of Puslinch

Objectives:

Under Ontario Regulation 438/97, Council shall adopt a statement of the municipality's investment policies and goals. The goals and objectives for the investing of surplus funds are as follows, in priority order:

a. Adherence to Statutory Requirements:

All investment activities shall be governed by the Municipal Act, 2001. Investments will be those deemed eligible under Ontario Regulation 438/97 or as authorized by subsequent provincial regulations, and as further defined in this policy.

b. Preservation of Capital:

Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.

c. Maintenance of **Liquidity**:

The investment portfolio shall remain sufficiently liquid to meet all cash flow

requirements and to minimize temporary borrowing requirements. To the greatest extent possible, the portfolio will be structured such that securities mature concurrent with anticipated cash demands. Furthermore, since all possible cash demands cannot be anticipated, the portfolio shall consist largely of securities with active secondary or resale markets. A portion of the portfolio may also be placed in local government investment pools (eg. **One Investment Program**) that offer **liquidity** for short-term funds.

d. Yield:

Without compromising other objectives, the **Township** shall maximize the rate of return earned on its portfolio. Investments are generally limited to relatively low risk securities in anticipation of earning a fair return relative to the assumed risk.

Standards of Care:

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence would exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

Authorized **Township** staff acting in accordance with the Act and regulations thereto and this investment policy, and exercising due diligence, shall be relieved of personal responsibility for the **credit risk**, **interest rate risk**, or **market risk** of any particular security, provided deviations from expectations are reported promptly to Council and the liquidation or the sale of securities is carried out in accordance with the terms of this policy.

Ethics and Conflict of Interest:

Authorized **Township** staff involved in the investment process shall:

- Refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions; and
- Not undertake personal investment transactions with the same individual with whom business is conducted on behalf of the **Township**.

Delegation of Authority:

The Director of Finance/Treasurer will have overall responsibility for the **prudent** investment of the **Township's** portfolio including authorization to:

- Invest surplus funds of the **Township** in accordance with the Municipal Act, 2001, Ontario Regulation 438/97, and this policy;

- Enter into arrangements with banks, investment dealers and brokers, and other financial institutions for the purchase, sale redemption, issuance, transfer and **safekeeping** of securities;
- Execute and sign documents on behalf of the **Township** (**safekeeping** agreements must also be signed by the Chief Administrative Officer);
- Designate certain **Township** staff to carry out the day to day management of the investment program; and
- Perform all other related acts in the day to day management of the investment program.

Safekeeping & Custody:

All securities shall be held for **safekeeping** by a financial institution or institutions approved by the **Township**. Individual accounts shall be maintained for each portfolio. All securities shall be held in the name of the **Township**. The **Township** may consolidate all holdings with one institution.

The depository shall issue a **safekeeping** receipt to the **Township** listing the specific instrument, rate, **maturity** and other pertinent information. The depository will also provide reports which list all securities held for the **Township**, the book value of holdings and the **market value** thereof.

Authorized Investments:

The **Township** may invest in certain securities as set out by Ontario Regulation 438/97 of the Municipal Act.

The portfolio aims for both **diversification** and near risk-free investments to ensure security of capital. Emphasis is placed on securities offered by or unconditionally guaranteed by the Government of Canada, a Province of Canada or the six **major chartered banks**.

The **Township** shall invest only in securities that are expressed or payable in Canadian dollars.

Investment in a municipal investment pool as allowed by Ontario Regulation 438/97, such as the **One Investment Program** is an appropriate investment.

Diversification:

The **Township** shall diversify its investments to the best of its ability based on the type of funds invested and the cash flow needs of those funds. **Diversification** can be by type of investment, number of institutions invested in and length of **maturity**. Investment in a municipal investment pool as allowed by Ontario Regulation 438/97, such as the **One Investment Program**, should be considered an appropriate method of investment **diversification**.

Maximum Maturity:

The **Township** shall hold sufficient funds in short-term investment instruments in order to maintain adequate **liquidity** and meet the day to day cash flow requirements.

To the extent possible, the **Township** shall match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the **Township** will not directly invest in securities maturing more than ten (10) years from the date of purchase. Restricted reserves and other funds with longer-term investment horizons may be invested in securities exceeding ten (10) years if the maturities of such investments are made to coincide as nearly as practicable with the expected use of funds.

Performance Benchmarks:

The investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio should obtain a market average rate of return through budgetary and economic cycles that is commensurate with the investment risk tolerance, constraints and cash flow needs of the **Township**. The **market value** of the portfolio shall be calculated at the end of each fiscal year by the Director of Finance/Treasurer. This is a requirement for financial statement purposes and ensures that a review of the investment portfolio, in terms of value and price volatility, has been performed. The investment portfolio will be designed to obtain, at a minimum, market rates of return taking into account the **Township's** investment risk tolerance, constraints and cash flow needs.

Reporting:

The Director of Finance/Treasurer, in accordance with legislative requirements, shall submit an annual investment report to Council. The investment report will include the following:

- a.) A statement about the performance of the investment portfolio during the period covered by the report;
- b.) A description of the estimated proportion of the total investments of a municipality that are invested in its own **long-term securities** and **short-term securities** to the total investment of the municipality and a description of the change, if any, in that estimated proportion since the previous year's report;

- c.) A statement by the Director of Finance/Treasurer as to whether or not, in his or her opinion, all investments were made in accordance with the investment policies and goals adopted by the **Township**;
- d.) A record of the date of each portfolio transaction of the **Township's** securities, including a statement of the purchase and sale price of each security; and
- e.) Such other information that the Council may require or that, in the opinion of the Director of Finance/Treasurer, should be included.



REPORT ADM-2025-018

TO: Mayor and Members of Council

PREPARED BY: Laura Emery, Communications and Committee Coordinator

PRESENTED BY: Laura Emery, Communications and Committee Coordinator

MEETING DATE: May 7, 2025

SUBJECT: 880 Victoria Rd S Notice of Intention to Designate

RECOMMENDATION

That Report ADM-2025-018 entitled 880 Victoria Road South Notice of Intention to Designate be received for information; and,

That the Council of the Township of Puslinch state an intention to designate the property municipally known as 880 Victoria Road South pursuant to Section 29 (Part IV) of the *Ontario Heritage Act, 1990 (the Act)*; and,

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.

Purpose

In accordance with Section 29 of the *Act*, the Council of the municipality is required to state its intention to designate a property or properties prior to bringing forward the designation by-law(s). The purpose of this report is to seek Council's direction related to the intention to designate 880 Victoria Road South. 880 Victoria Road South was identified as a priority property by Council at its June 14, 2023 Council meeting.

Background**880 Victoria Road Heritage Designation Process**

In the chart below, staff have identified the steps completed to date highlighted in green as well as future steps and associated dates highlighted below in grey.

Designation Process Milestone	Date
Site Visit and Staff Meeting (Complete)	October 18, 2021
Notice of Priority Property (Complete)	June 14, 2023
2023, 2024 and 2025 Open House (Complete)	May 31, 2023 April 11, 2024 November 6, 2024
Consultation with City of Guelph Staff	Summer of 2023 to present
Peer Review of Statements of Cultural Heritage Value and/or Interest (Complete)	Fall of 2023
Council States Intention to Designate (Current step)	May 7, 2025
Notice of Intention to Designate	May 7, 2025
Objection Deadline (30 days from Notice of Intention to Designate)	June 6, 2025
Council consideration of Designation By-laws where no objection is received (First Council meeting following 30 day objection period)	June 18, 2025
Final day to pass Designation By-law (120 days from Notice of Intention to Designate)	September 4, 2025

Financial Implications

The cost for advertisements as required by the *Act*, were approved as part of the Township's 2025 Budget and Council at its meeting on September 3, 2024 authorized pre-budget approval in the amount of \$13,910 to be funded from the Corporate Legal Contingency Discretionary Reserve for the registration of the designation by-laws on title as required by the *Act*.

Applicable Legislation and Requirements

Ontario Heritage Act, R.S.O. 1990, c. O.18
Bill 23, More Homes Built Faster Act, 2022

Engagement Opportunities

1. Print Notices;
2. Notice on the Township website in accordance with the Alternate Notice Policy;
3. Additional information on the Township Heritage webpage to spotlight newly designated properties (when applicable).

Attachments

Schedule A – 880 Victoria Road – Draft Notice of Intention to Designate

Respectfully submitted,

Reviewed by:

**Laura Emery,
Communications and Committee
Coordinator**

**Justine Brotherston,
Interim Director of Corporate
Services/Municipal Clerk**

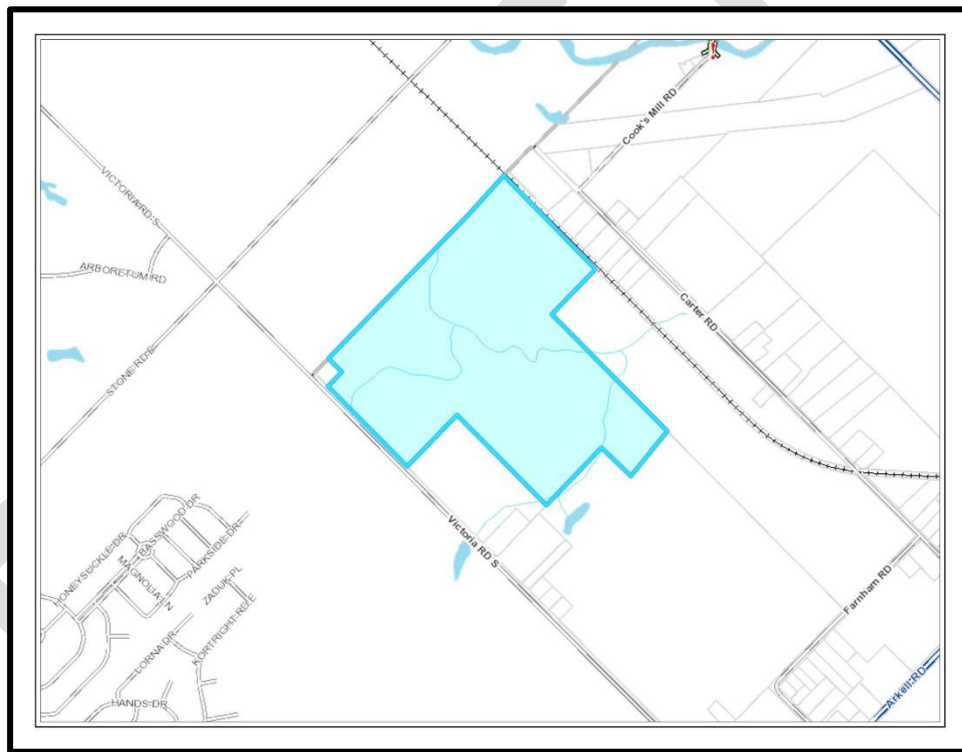


THE TOWNSHIP OF PUSLINCH NOTICE OF INTENTION TO DESIGNATE 880 Victoria Road South, Guelph

TAKE NOTICE that the Council of the Corporation of the Township of Puslinch intends to designate 880 Victoria Rd S, Guelph, as a property of cultural heritage value or interest under section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18. as authorized by Township of Puslinch Council through Resolution No. 2025-XXX.

Description of the Property

The subject property is described as being Concession 9 Lot 2, municipally known as 880 Victoria Road South, Guelph.



(Key Map Showing Location of 880 Victoria Rd S)

Short Statement of Cultural Heritage Value or Interest

The property located at 880 Victoria Road South, Puslinch, holds significant cultural value due to its association with the Caulfield and Carter families, who were part of the initial wave of immigration to the Township and were deeply involved in agriculture, sawmilling, and grist milling in the Arkell area. The architectural value of the property lies in its farmhouse, as the 2-storey Georgian/Neoclassic style farmhouse was built out from the side wall of the original, single-storey stone farmhouse. The dwelling is situated on Concession 9 and is a significant part of the early settlement along the part of Victoria Road that leads from the City of Guelph into the Township. The property meets

the requirements for designation prescribed by the Province Ontario as it satisfies at least two of the nine criteria for determining cultural heritage value or interest under Ontario Regulation 9/06 (as amended by O. Reg. 569/22) under the Ontario Heritage Act.

Design Value:

The property provides excellent and early representations of two comparatively different styles. The initial one-storey, stone Caulfield farmhouse was constructed with a limestone façade and fieldstone rubble side and rear walls, incorporating large granite pieces into the lower east side wall. The front window of the original farmhouse had a hung sash design with 12-over-12 glass panes. The building footprint has a T-shape with an end gable main roof and a gable roof tail. The roof of the tail still contains its original wooden framing underneath the modern shingled exterior and is reflective of very early construction. The entrance to the original farmhouse located beside the rear wall of the later farmhouse addition and still contains an original sliding wooden door on the rear wall. The two-storey Georgian/Neoclassic farmhouse was made of roughly coursed limestone with various stone sizes. The windows had hung sashes and the remains of an extremely rare original 8-over-12 window on the second floor of the rear wall. Many of the windows were subsequently changed to 1-over-1 and 2-over-2 pane arrangements under single stone lintels or flat arches with stone voussoirs. A distinctive belt course of corbelled limestone is seen at the floor plate of the upper level on the façade. The hipped roof has two chimneys made of limestone and is indicative of the Georgian/Neoclassic style. Original woodwork is extant in the Carter farmhouse including: the front door surround (transom and sidelights); main stair with bannister and newel post; wood trim (window and door casings, corner blocks and baseboards). When the northwest side of the original dwelling was incorporated into the new house, it served as a connected woodshed.

Historical/Associative Value:

The property, located on Lot 2, Concession 9, was first owned by John Caulfield, who was one of the earliest settlers in the area. He immigrated to Puslinch from Ireland and was recorded as living in the Township as early as 1831. By 1840, he had built the stone cottage. In 1844, John Caulfield had built a flour and a grist mill south of the property. In 1855, the new Georgian style property was built. When John died in 1871 the property was inherited by his son, James. In 1879, William Haines acquired the property and had divided the plot into front and rear in 1885, selling the front half to Alice and Thomas Petty which also included the homestead.

In 1897, the Pettys had sold the land to Thomas Carter Jr., the grandson of James Carter, who came to the Township in 1831 and was also one of the earliest settlers in Arkell. Thomas had lived there for many years, when in 1920, his son Earl and his wife inherited the land. In 1971, Earl retired and built a red brick house on the property but was later demolished. He had rented out the farmhouse to a tenant until 1983 when the City of Guelph purchased the property.

Contextual Value:

The property is situated in an area deeply intertwined with early settlement in the Farnham/Arkell area. The property plays a crucial role in defining the character of the surrounding area, primarily due to its architectural transformations during the 1840s-50s. These changes demonstrate the evolution of architectural styles and design preferences within a relatively short period. Additionally, the property's use of limestone and timber directly connect it to its immediate surroundings.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 880 Victoria Road South:

John Caulfield and Thomas Carter Farmhouse:

- Form, height, scale, and massing of original one-storey, T-plan farmhouse and two-storey Georgian/Neoclassic farmhouse addition
- Two limestone chimneys over hip roof
- Exterior walls of limestone and granite
- Wooden roof support beams in Caulfield dwelling
- Location and form of original doors and windows (including front door transom and sidelights)

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.

Notice of Objection

Any person may send a notice of objection to this proposed designation, before 4:00 p.m. on June 6, 2025. This notice must be sent by registered mail or delivered to the Clerk of the Township of Puslinch, and must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Township of Puslinch shall consider the objection and make a decision whether or not to withdraw the notice of intention to designate the property within 90 days after the end of the 30-day objection period. If Council decides not to withdraw its intention to designate, a heritage designation bylaw must be passed within 120 days after the date of publication of the notice of intention to designate. Council must publish a notice of passing of the designation bylaw which is followed by a 30-day appeal period when appeals of the bylaw may be given to the Ontario Land Tribunal for a hearing and decision.

Dated May 7, 2025

Justine Brotherston

Interim Director of Corporate Services/Municipal Clerk
Township of Puslinch
7404 Wellington Road 34, Puslinch, ON N0B 2J0

CC: Property Owner
Ontario Heritage Trust

DRAFT



REPORT PD-2025-008

TO: Mayor and Members of Council

PREPARED BY: Justine Brotherston, Interim Municipal Clerk

PRESENTED BY: Justine Brotherston, Interim Municipal Clerk

MEETING DATE: May 7, 2025

SUBJECT: WDD Main St. Zoning By-law Amendment Application - Outstanding Items
WDD Main St. Inc.
Part Lot 31, Concession 8
File: D14/WDD

RECOMMENDATION

That Report PD-2025-008 entitled WDD Main St. Zoning By-law Amendment Application - Outstanding Items be received for information; and,

That Council state its intention to [acquire/not acquire] Block 23 through the Draft Plan of Subdivision approval process.

Purpose

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application, to provide Council with the Township's Planning Consultants Report outlining the purpose of the proposed Zoning By-law Amendment and to seek Council's direction with respect to acquiring Block 23 which is identified as Environmental Protection Lands.

Background

Council, at its meeting on January 22, 2025 deemed the Zoning By-law Amendment Application for Part Lot 31, Concession 8 to be complete and directed staff to complete the notice

requirements in accordance with Section 3 and Section 5 O. Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- Application presented to Planning and Development Advisory Committee for comments January 14, 2025
- Circulate the statutory notice to properties within a 120 metre buffer including Badenoch Street and Queen Street to the corner of Badenoch, in addition to all required agencies on January 31, 2025
- Statutory notice circulated in Wellington Advertiser on February 6, 2025
- Public Information Meeting March 5, 2025
- Circulated the notice of the second public information meeting to properties within a 120 metre buffer including Badenoch Street and Queen Street to the corner of Badenoch on March 27, 2025
- Second public information meeting notice circulated in Wellington Advertiser on March 27, 2025
- Second Public Information Meeting April 16, 2025

The next step is to seek Council's direction on the outstanding items and subsequently provide Council with a Planning Recommendation report at a future Council meeting.

Comments

Environmental Protection Lands

The applicant has inquired through the Draft Plan of Subdivision that as to whether the Township would acquire Block 23 which are identified as Environmental Protection Lands. At the April 16, 2025 Council meeting Council considered the aforementioned request and resolved as follows:

Resolution No. 2025-127: Moved by Councillor Hurst and
Seconded by Councillor Bailey

**That Report PD-2025-006 entitled Environmental Protection Lands and Outstanding Items
Direction - Zoning By-law Amendment Application (D14/WDD) be received for information; and,**

That Council defer the decision on the acquisition of Block 23 until such time as more information is provided including: liability impacts, short-term and long-term costs of a trail or no trail (natural asset and undeveloped), parking, co-management opportunities, access, developer funded trail

system, not having dedicated access to Block 23 and potentially creating one block (22 and 23) in order to provide access.

CARRIED

Staff contacted the Township's insurance provider and inquired about the impacts to the Township's liability based on the following scenarios:

Scenario 1: The lands are accepted as is, with no structures or formal recreational trails and the property being signed as "Use at own risk."

Risk Impact: No impacts of vacant land.

Scenario 2: The lands are accepted and an accessible trail is constructed where the public is invited to use the property to use the recreational accessible trail.

Risk impact: Minimal, if any, impact of vacant land with trails. The underwriters may ask the final length of the trails when complete, but the most important aspect is risk management considerations for the trails which will help reduce the risk and severity of potential incidents.

Staff estimate that the cost to construct a 2 (two) kilometre accessible trail will cost approximately \$500,000. This estimate is based on the accessible trail which was installed in Fox Run Park in 2020 which was 400 metres in length and cost \$130,00 including engineering and construction costs. If an accessible trail is constructed the estimated maintenance costs are approximately \$5,000.00 annually and an additional Full Time Employee (FTE) would be required as with the recent construction of improved facilities at the Puslinch Community Centre and Boreham Park, the department is at maximum capacity for current Township service levels.

In a meeting with the applicant on April 24, 2025, the applicant has advised that the developer is not willing to construct accessible trails within the EP lands as part of this development. The details with respect to access of the EP lands would be determined through the detailed design stage.

Township staff have contacted Conservation Halton about the opportunity for Co-Management of a Recreational Trail within the EP Lands and are working on setting up a meeting to discuss this opportunity. Township staff met with Conservation Halton on May 6th, 2025 to discuss

various co-management opportunities and the CA provided high level cost estimates for a maintenance arrangement to maintain the trail system should it be established. These costs range from \$50,000 to \$100,000 annually dependent on a number of factors. Unfortunately, the CA does not have the resources to construct an AODA trail. The construction of the trail would need to be tendered out through the Township's procurement process.

Given the information collected to date, it is staff's recommendation that the Township acquire the EP Lands to provide naturalized space for the community and that the EP Lands remain unmaintained and use at your own risk or restricted access, until such time that staff are able to make a recommendation to Council on the best use for the lands through the Recreation Master Plan update. This will provide Council the opportunity to seek public feedback, and plan for the necessary capital and operating budget implications.

Staff further recommend that the developer be required to install fencing to delineate the public lands from the private properties. This will help limit potential encroachments onto the public lands, as well as prevent the public from accessing private backyards.

Regardless of how Block 23 is ultimately used, the Environmental Impact Study prepared by Colville Consulting recommended that a buffer enhancement plan be prepared following detailed design. The buffer enhancement plan would need to outline works to enhance buffers adjacent to the woodland and wetland and complement these features. Monitoring of plantings and enhancement should be incorporated into this plan. All costs associated with the buffer enhancement plan and monitoring would be at the cost of the Application. The Applicant will need to implement the required buffer enhancement and monitoring up to an appropriate time period as specified in the buffer enhancement plan prior to the Township assuming the Block.

Outstanding Items

Council at its April 16, 2025 Council meeting considered the remaining outstanding with respect to the aforementioned application and resolved as follows:

Resolution No. 2025-128: Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Council request through the draft plan of subdivision approval include a condition that the design of the retaining wall be reviewed and approved by the Township; and

That Council suggest that additional traffic counts be done at the Audrey Meadows subdivision access given the similarities, to be used to address the public's concerns regarding peak period

traffic volumes as well as information from the County regarding potential traffic calming measures on Badenoch St.; and

That Council request that staff confirm any impact to on-street parking with the reconstruction of the retaining wall; and

That Council direct staff to conduct a public meeting to review the details of the draft plan of subdivision which will include details of Ochs St redesign.

CARRIED

As requested by Council at the April 16, 2025 Public Information Meeting, the applicant has provided a comparison document for the Main St. and Back St. accesses attached as Schedule "A". The Township's Traffic Consultant is satisfied with the comparison document as presented. The applicant will not be completing any further traffic analysis or study with respect to peak period traffic volumes for the development.

Staff contacted County of Wellington staff regarding options for traffic calming measures on Badenoch St. in relation to the Back St. intersection. Staff have attached the County staff's response as Schedule "B" to this report. Further, staff requested comments from County Staff with respect to the proposed access and the County's preferred access in response to comments made by a member of the public at the April 16, 2025 Public Information Meeting indicating that the County Staff had concerns with the proposed access at Back Street due to sightline issues. On May 5th, 2025 staff received the County of Wellington's comments with respect to the proposed access attached as Schedule "C" to this report. Any outstanding items will be brought back in the recommendation report at a future meeting.

Additionally, staff confirmed with County staff that there would not be any impacts to on-street parking following the reconstruction of the retaining wall as there are no parking facilities within the area of the retaining wall and that should not change after its relocation.

Staff will bring a recommendation report regarding the Zoning By-law Amendment and recommended draft plan of subdivision conditions to be forwarded to the Wellington County. Following the approval of the draft plan of subdivision by the County, the applicant will prepare the detailed design documents prior to the approval of the subdivision agreement. Detailed design documents are typically not created until there has been approval of the draft plan of subdivision. Staff recommend that the public meeting to review the detailed designs including the details of the Back St. redesign be scheduled prior to the approval of the subdivision agreement.

Financial Implications

The financial implications are as detailed 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" - WDD Main St. Response to Access Road Comments

Schedule "B" - County Response to Resolution No. 2025-128

Schedule "C" - ZBA WDD Main St. Comments May 5, 2025

Respectfully submitted,

Reviewed by:

**Justine Brotherston,
Interim Municipal Clerk**

**Courtenay Hoytfox,
Interim CAO**

Council
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON
N0B 2J0

April 29, 2025
File: 10779

**Re: Response to Access Road Comments – Zoning By-law Amendment D14/WDD
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”). As part of the 2nd Public Meeting for the proposed development, further comments were raised regarding the proposed site access providing connection to Back Street and Badenoch. A few comments from residents recommended the proposed development’s road network be revised to have a direct connection to Main Street.

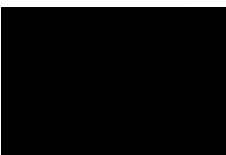
Based on the comments regarding the access, and a request for a direct comparison, the following table assesses both site accesses and the various constraints that were evaluated to inform the proposed road network.

As demonstrated within the following table, the Main Street access has more significant constraints including the wetland, proximity to Highway 6, and the right-of-way width. Removal of the wetland is not supported. Relocating the access closer to the intersection of a County Road and a Provincial Arterial Road is also not supported.

The constraints of Back Street can be mitigated by way of relocation of the retaining wall and reconstruction of the municipal road per Township standards to provide a safer street and intersection for current and future residents.

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
Associate

c. WDD Main Street Inc.

Constraint
 Opportunity
 Neutral

	Item	Main Street Access	Back Street Access
1	Ministry of Transportation Comments	Does not meet MTO's access spacing requirements. (Refer to Appendix A - MTO comments dated March 27, 2024).	Meets MTO access spacing requirements.
2	County of Wellington Comments	Reiterated concerns from MTO for Main Street access. (See Appendix B - correspondence dated February 19, 2025)	No concerns subject to relocation of retaining wall and reconstruction of Ochs Street. (See Appendix B - correspondence dated February 19, 2025)
3	Environmental	Encumbered by wetland. Requires removal of wetland. (See Appendix C – Environmental Impact Study page 26).	No constraints.
4	Right-of-Way	Existing right-of-way width is approximately 15m, requiring land acquisition to provide an upgraded street in accordance with municipal standards of a 20m ROW. (See Appendix D - geowarehouse report of Main Street boulevard, survey and municipal standards of 20m ROW).	Existing right-of-way width is more than 20m. No constraints to reconstruct to municipal standards of a 20m ROW. (See Appendix D - geowarehouse report of Back Street boulevard, survey and municipal standards of 20m ROW).
5	Road Geometry /Design	Requires road reconstruction per Township standards.	Requires road reconstruction per Township standards.
6	Sightlines	Some sightline deficiencies looking east due to no clear daylight triangles at the intersection; however, this could be mitigated with upgrades. Satisfies County's Entrance Permit Policy sightline requirements	With the planned relocation of the retaining wall and shifting of the road alignment to the east, there are sufficient sightlines provided both east and west of the intersection. Satisfies County's Entrance Permit Policy sightline requirements. (See Appendix E – Traffic Impact Study Extracts)

7	Queuing and Traffic	<p>Substandard access spacing on Badenoch Street from Highway 6 does not meet MTO requirements, increasing the risk of queuing and intersection blockages at Main Street with its associated safety and operational impacts.</p>	<p>The Back Street access is located at a greater distance from the nearest adjacent intersection, providing sufficient separation to accommodate vehicle queues without interference.</p> <p>Based on the current spacing and expected traffic volumes, queuing or blockage of this intersection or adjacent driveways will not be a concern.</p> <p>(See Appendix E – Traffic Impact Study Extracts)</p>
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Appendix A: MTO Comments Dated March 27, 2024

Ministry of Transportation

West Operations
Corridor Management Section West

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (226) 973-8580
Facsimile: (519) 873-4228

Ministère des Transports

Opérations ouest
Section de la gestion des couloirs routiers de l'Ouest

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (226) 973-8580
Télécopieur: (519) 873-4228



Date: March 27, 2024

To: Lynne Banks, Township of Puslinch

Re: ZBA Second Submission – 11 Highway 6 - WDD Main Street (Morriston)

The Ministry of Transportation (MTO) has completed our review of the 2nd submission of the revised draft plan of subdivision prepared by Weston Consulting dated December 20, 2023, for 11 Highway 6, Morriston ON. The plans were reviewed in accordance with the requirements of MTO's highway access control policies, and the *Public Transportation and Highway Improvement Act* (PTHIA), MTO's Highway Corridor Management Manual (HCMM) and all related guidelines and policies. The following outlines our comments:

Highway 6 in close proximity to the subject property is a **Class 2B – Provincial Arterial** with a posted speed of 80 km/hr, and designated as a **Controlled Access Highway** (CAH). As such, all requirements, guidelines and best practices in accordance with this classification and designation shall apply.

The owner should be aware that the property lies within MTO's Permit Control Area (PCA), and as such, MTO Permits are required before any demolition, grading, construction or alteration to the site commences. In accordance with the Ontario Building Code, municipal permits may not be issued until such time as all other applicable requirements (i.e.: MTO permits/approvals) are satisfied.

The MTO does not oppose the proposed zoning amendments, however the following comments will need to be addressed as conditions of draft plan approval or MTO permit.

Blocks and Land Use:

It is premature to comment on any block configuration until a municipal road configuration is determined to be acceptable by MTO and supported by an approved Traffic Impact Study (TIS), MTO comments on the TIS detailed below.

- The draft plans achieve MTO required 14.0m setback, however future submission should clearly show/label the setback along the Highway 6 frontage.

Stormwater Management:

- To ensure that stormwater runoff from this property does not adversely affect our highway drainage system or highway corridor, MTO requires the owner to submit a Storm Water Management Report (SWMR) along with the above-noted grading/drainage plans for the proposed development for our review and approval. MTO Stormwater Management Requirements for Land Development Proposals can be obtained from the following website:
<https://www.ontario.ca/page/resources-transportation-planners#section-5>
 - The owner's drainage consultant should refer to the ministry website for applicable IDF curves and the ministry's Stormwater Management Requirements for Land Development Proposals.
http://www.mto.gov.on.ca/IDF_Curves/terms.shtml
 - The owner's drainage consultant shall ensure that all return periods are assessed (2yr, 5yr, 10yr, 25yr, 50yr, 100yr and Regional).
- Stormwater Management Blocks are to be assumed and owned by the Township of Puslinch.

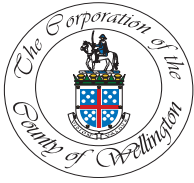
Site access & Traffic Impact Review

All access to the development shall be from the County and Municipal Road network. The MTO preferred access is to be from Ochs St, to meet MTO access spacing requirements (400m minimum and 800m desirable) from the Highway 6 and Badenoch St intersection, as the existing Main St intersection does not meet access spacing requirements.

MTO would be willing to review a sight line analysis as proposed by Township/County staff to review both locations to further support access, pending the following comments are addressed in a TIS resubmission:

- MTO will require the MTO/TAC protocol analysis to be completed for all four legs of the intersection of Highway and Badenoch St.
 - Page 18, Section 7.1.1, only provides analysis for SBLT lane, analysis for the NB, WB, EB lanes shall be included in the resubmission.
- MTO will require the MTO/TAC protocol to be completed for the right turn lane analysis.
 - Page 19, Section 7.1.2, notes it is not possible, please see section below for information to perform right turn lane analysis.
- The Synchro files show a PHF= 0.95-96 for future horizon years, MTO policy requires PHF= 0.88 (rural), or 0.92 (urban/suburban).
 - See section below regarding MTO PHF Policy to prepare the resubmission.

Appendix B: County of Wellington Comments dated February 19, 2025



COUNTY OF WELLINGTON

OFFICE OF THE COUNTY ENGINEER
ADMINISTRATION CENTRE
T 519.837.2601
F 519.837.8138

74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

MEMORANDUM

TO: Lynne Banks, Manager of Development Planning – County of Wellington

FROM: Pasquale Costanzo, Technical Services Supervisor – County of Wellington

RE: 23T-23002 WWD Main Street Inc – Draft Plan of Subdivision
Morrison, Township of Puslinch

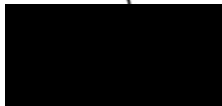
DATE: February 19, 2025

In reviewing the supplied documents and pre-consultation reviews with various agencies for the above noted Draft Plan of Subdivision the Wellington Roads have the follow comments.

Traffic Impact Study

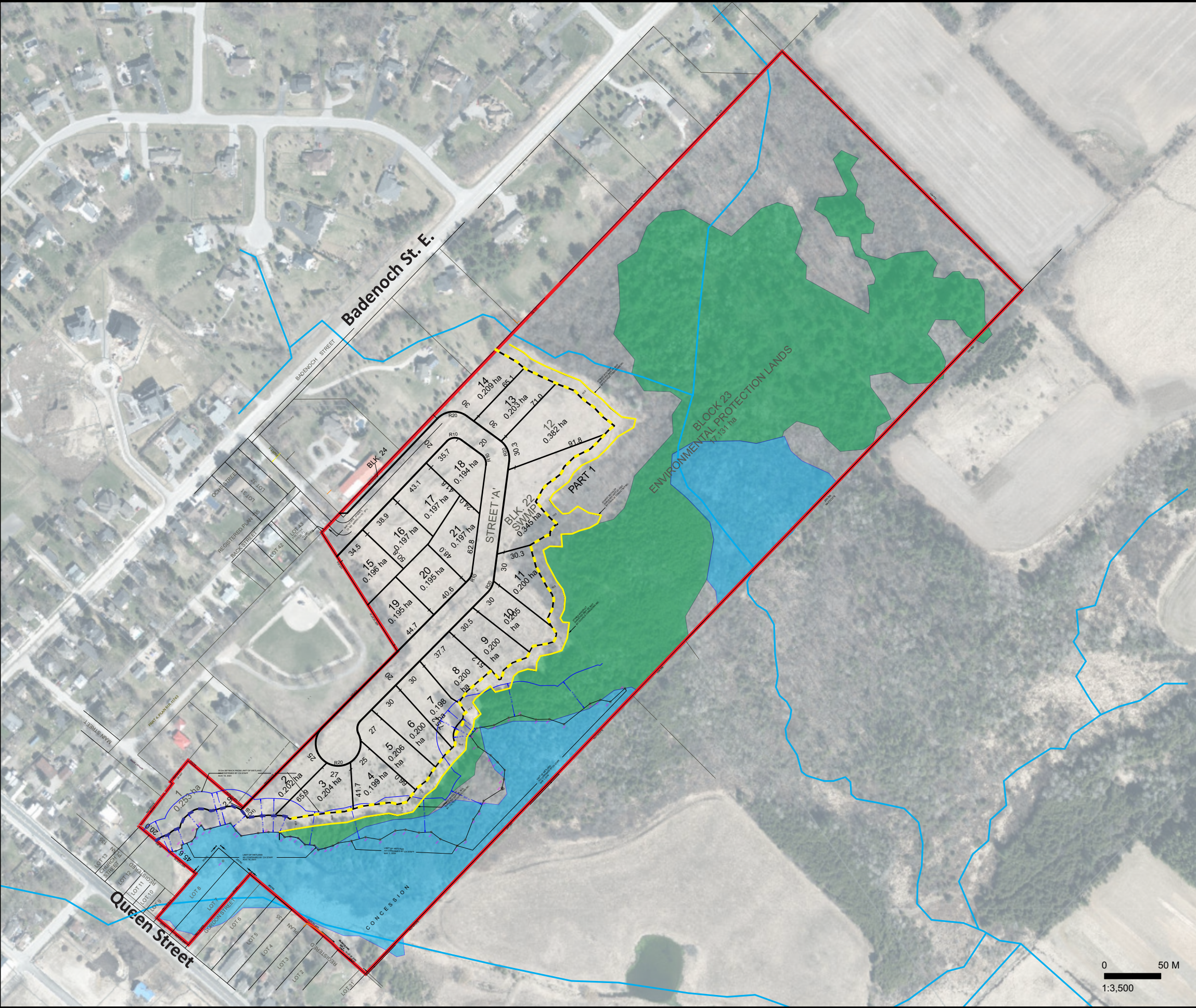
- The findings of the report were found to be acceptable.
- During the pre-consultation meetings, MTO Corridor Management had provided concerns with the use of Main Street as an access point for the subdivision due to the proximity of the Queen Street (Highway 6) at Badenoch Street East (WR 36) intersection and taper lanes providing that only viable access for the proposed development is via Ochs Street onto Badenoch Street East (Wellington Road 36). At this location there is sightline concern westerly due to the existing retaining wall and in an effort to alleviate the issue it's relocation closer to property line is recommended. The County will require the proponent to complete the retaining wall relocation during the reconstruction of Ochs Street and prior to the work the resident at 40 Badenoch ST E is to be contacted.

Sincerely



Pasquale Costanzo C.E.T.
Technical Services Supervisor

Appendix C: Environmental Impact Study (extract)



- Legend**
- Subject Property
 - Watercourse
 - Extent of Significant Wildlife Habitat
 - 10m Significant Wildlife Habitat Buffer
 - 15m Wetland Buffer
 - Refined Significant Woodland
 - Refined Wetland

Figure 4
Refined Extent of Natural Heritage Features
on the Subject Property

Environmental Impact Study for
11 Main Street, Morriston

Prepared for: **WDD International**

Prepared by: **COLVILLE CONSULTING INC.**

DATE: August 2024

FILE: C22059

Appendix D: Geowarehouse Reports for Main
Street and Back Street, Survey and Municipal
Road Standard

Property Details

GeoWarehouse Address:
Not Available

PIN:	711940104
Land Registry Office:	WELLINGTON (61)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

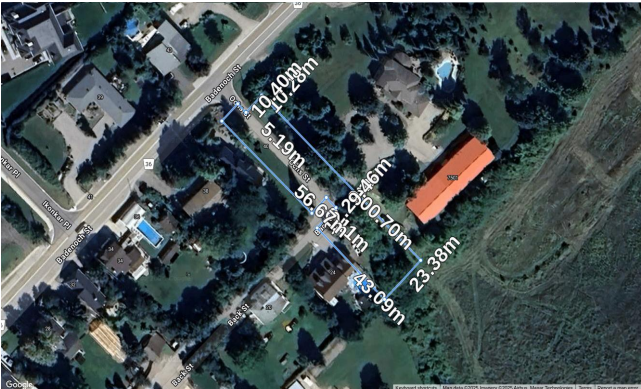
Owner Name:
THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Legal Description

OCHS STREET, Plan 135 , OCH'S PORTION ; PT Lot 31, Concession 8 , Township OF PUSLINCH, PT 1, 61R6904 ; TOWNSHIP OF PUSLINCH

Lot Size

Area:	2169.0 sq.m
Perimeter:	277.0 m
Measurements:	6.11m x 12.29m x 43.09m x 23.38m x 100.7m x 10.28m x 5.19m x 10.4m x 56.67m x 9.46m
	Lot Measurement Accuracy : LOW
	These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be



Property Details

GeoWarehouse Address:

11 MAIN
MORRISTON

PIN:	711940157
Land Registry Office:	WELLINGTON (61)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Legal Description

LOT 40, PLAN 135, OCHS PORTION; PT LOT 31, CON 8, TOWNSHIP OF PUSLINCH, AS IN IS13908 SAVE AND EXCEPT ROS274842 & PT 3, 61R11743; S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY, UNDER RO722846 & MS88941 TOWNSHIP OF PUSLINCH

Lot Size

Area:	21024.0 sq.m
-------	--------------

Perimeter:	928.0 m
------------	---------

Measurements: 62.19m x 15.15m x 41.9m x 97.46m x
101.31m x 123.69m x 126.65m x 57.94m x
42.65m x 15.64m x 42.51m x 201.62m

Lot Measurement Accuracy : LOW

These lot boundaries may have been
adjusted to fit within the overall parcel fabric
and should only be considered to be
estimates.

Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Aug 21, 2003	\$0	Transfer by Personal Representative	THE CORPORATION OF THE TOWNSHIP OF PUSLINCH;	

Property Details

GeoWarehouse Address:
Not Available

PIN:	711940085
Land Registry Office:	WELLINGTON (61)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:
THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Legal Description

MAIN ST, Plan 135 , OCH'S PORTION ; TOWNSHIP OF PUSLINC

Lot Size

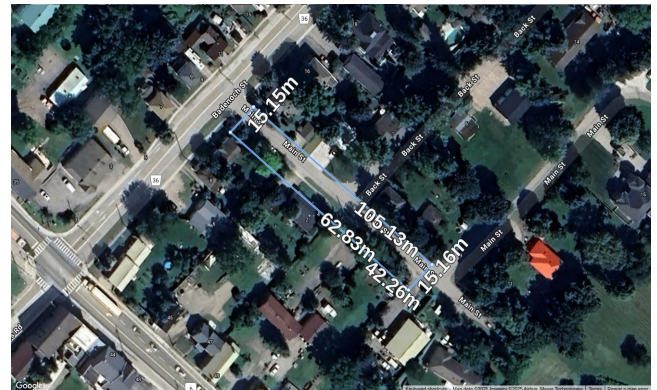
Area: 1587.0 sq.m

Perimeter: 240.0 m

Measurements: 42.26m x 15.16m x 105.13m x 15.15m x 62.83m

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



SCHEDULE			
PART	LOT	CON/PLAN	ALL OF PIN
1	PART OF 31	CONCESSION 8	PIN 71194-0038(LT)
	PART OF 7 OF QUEEN STREET	REGISTERED PLAN 135	
	PART OF 8 OF QUEEN STREET		

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE -----

RAYMOND J. SIBTHORP
ONTARIO LAND SURVEYOR

PLAN 61R-

RECEIVED AND DEPOSITED

DATE -----

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WELLINGTON (No 6T)

PLAN OF SURVEY OF
**PART OF LOT 31
CONCESSION 8
AND
PART OF LOTS 7 AND 8,
NORTH OF QUEEN STREET**
(DONALD McEDWARD'S PORTION)
REGISTERED PLAN 135
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500

0 30 60 90 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1500

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999620.

FOR BEARING COMPARISONS, A ROTATION OF 1°02'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, A ROTATION OF 0°38'45" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P7, A ROTATION OF 1°02'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P8.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND (C&H UNLESS SHOWN OTHERWISE)
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
375	DENOTES	BLACK SHOEMAKER ROBINSON & DONALDSON
CH	DENOTES	CARTER AND HORWOOD
VH	DENOTES	VAN HARTEN SURVEYING
OU	DENOTES	ORIGIN UNKNOWN
P1	DENOTES	PLAN BY 375 DATED FEBRUARY 18, 1992, PROJECT No. 90-7090
P2	DENOTES	DEPOSITED PLAN 61R-6904
P3	DENOTES	DEPOSITED PLAN 61R-9372
P4	DENOTES	DEPOSITED PLAN 61R-21882
P5	DENOTES	DEPOSITED PLAN 61R-11881
P6	DENOTES	DEPOSITED PLAN 61R-11743
P7	DENOTES	DEPOSITED PLAN 61R-1085
P8	DENOTES	DEPOSITED PLAN 61R-10497
FE	DENOTES	FENCE END
PWF	DENOTES	POST AND WIRE FENCE

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

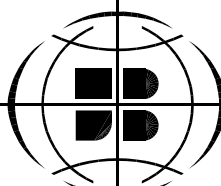
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON AUGUST 8, 2022.

AUGUST 26, 2022
DATE

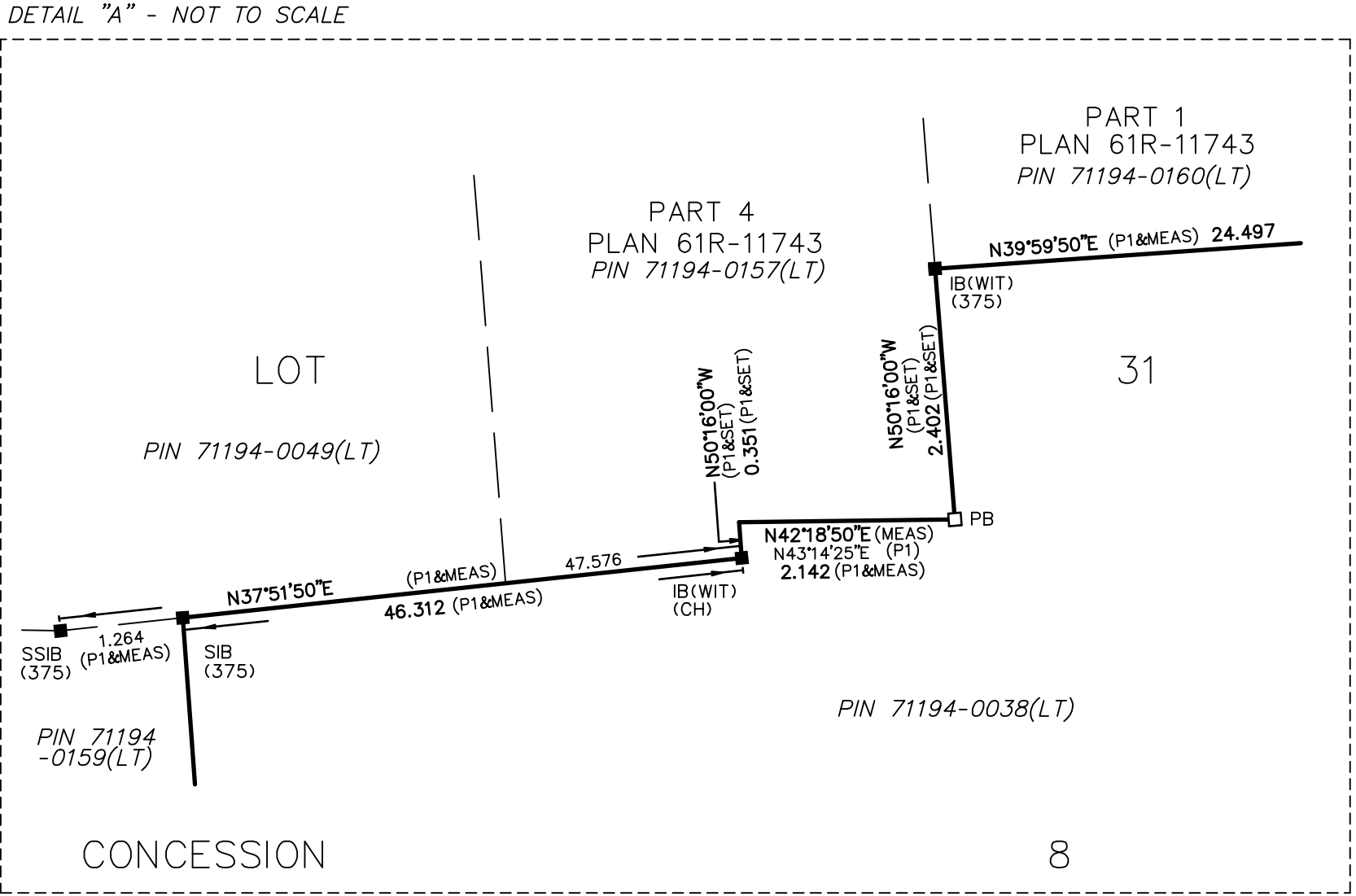
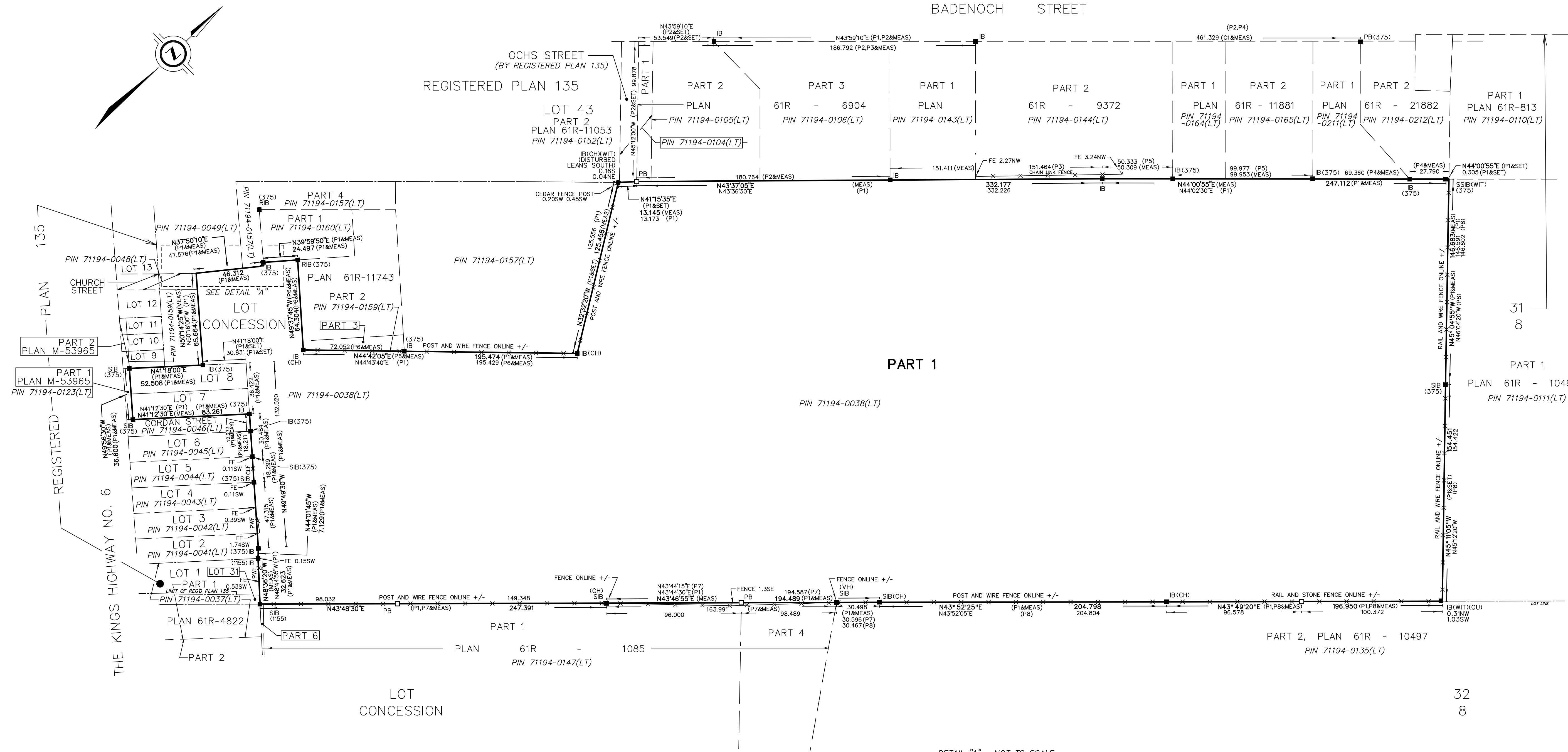
RAYMOND J. SIBTHORP
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2196345

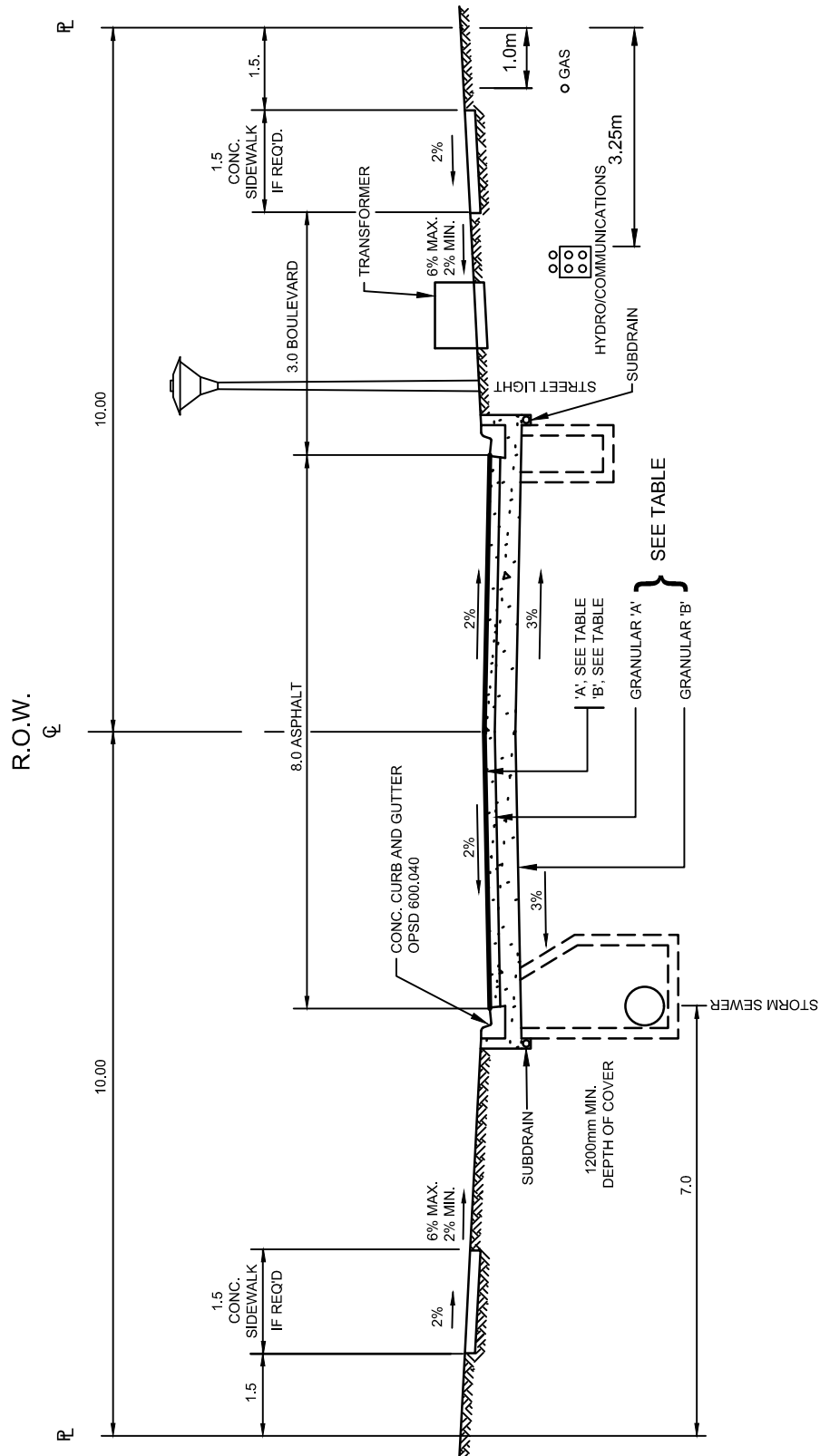


J.D. BARNES
LIMITED
LAND INFORMATION SPECIALISTS
257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1
T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

DRAWN BY:	RJS	CHECKED BY:	RJS	REFERENCE NO.:	22-14-718-00
PLOTTED:	8/26/2022	DATED:	AUG. 26, 2022		



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 N241°73'1"		



ROAD CLASS	'A'	'B'	GRAN 'A'	GRAN 'B'
RESIDENTIAL - LOCAL	35mm HL3	60mm HL4	150mm	300mm
RESIDENTIAL - COLLECTOR	35mm HL3	60mm HL4	150mm	400mm
INDUSTRIAL - LOCAL	50mm HL4	60mm HL8	150mm	450mm
INDUSTRIAL - COLLECTOR	50mm HL4	60mm HL8	200mm	450mm

GRANULAR BASE TO BE CONFIRMED BY SOILS REPORT

Appendix E: Traffic Impact Study Extracts

7. Capacity Analysis

The capacity analysis identifies how well the intersections and driveways are operating. The analysis contained within this report utilized the Highway Capacity Manual (HCM) 2000 procedure within the Synchro Version 10 Software package. The reported intersection volume-to-capacity ratios (v/c) are a measure of the saturation volume for each turning movement, while the levels-of-service (LOS) are a measure of the average delay for each turning movement. Queuing characteristics are reported as the predicted 95th percentile queue for each turning movement. Both pedestrian crossing volumes and heavy vehicle proportions are included in the analyses. The peak hour factors from the traffic counts were used to analyze existing and future traffic conditions.

The analysis includes identification and required modifications and improvements (if any) at intersections where the addition of background growth or background growth plus site-generated traffic volumes causes the following:

'Critical' intersections and movements for a signalized intersection include:

- V/C ratios for overall intersections operations, through movements, or shared through/turning movements increase to 0.85 or above;
- V/C ratios for exclusive movements increase to 0.90 or above; or
- 95th percentile queue length for individual movements that are projected to, or exceed, the storage length.

'Critical' intersections and movements for an unsignalized intersection include:

- Level of Services (LOS), based on average delay per vehicle, on individual movements exceeds LOS "D",
- Queue length for individual movements that exceeds the lesser of 5 vehicles or the available queue storage.

For signalized intersections under the jurisdiction of the MTO, movements with v/c ratios greater than 0.85 are deemed to be "critical".

The following tables summarize the HCM capacity results for the study intersections during the weekday a.m. and p.m. peak hours under existing (2023), future background (2024, 2029 & 2034) and future total (2024, 2029 & 2034) traffic conditions. The detailed calculation sheets are provided in **Appendix B**.

7.1 Highway 6 and Badenoch Street/Calfass Road

Capacity analysis at this intersection during the weekday a.m. and p.m. peak hours for the existing, future background, and future total traffic condition are summarized in the following table.

Table 3 Capacity analysis of Highway 6 and Badenoch Street/Calfass Road

Scenario	AM Peak Hour		PM Peak Hour	
	V/C (LOS) seconds	95 th % Que.	V/C (LOS) seconds	95 th % Que
Existing 2023	Overall: 0.70 (B) 14 EBTLR = 0.21 (D) 37 WBTL = 0.45 (D) 44 WBR = 0.03 (C) 34 NBL = 0 (A) 0 NBTR = 0.75 (B) 12 SBL = 0.08 (A) 4 SBTR = 0.73 (B) 12	EBTLR = 15 m WBTL = 30 m WBR = 10 m NBL = 0 m NBTR = 135 m SBL = 5 m SBTR = 120 m	Overall: 0.79 (B) 16 EBTLR = 0.08 (C) 30 WBTL = 0.57 (D) 36 WBR = 0.03 (C) 30 NBL = 0.01 (A) 4 NBTR = 0.8 (B) 13 SBL = 0.12 (A) 5 SBTR = 0.84 (B) 15	EBTLR = 10 m WBTL = 50 m WBR = 10 m NBL = 5 m NBTR = 170 m SBL = 5 m SBTR = 200 m
Future Background 2024	Overall: 0.71 (B) 13 EBTLR = 0.24 (D) 40 WBTL = 0.54 (D) 50 WBR = 0.03 (D) 36 NBL = 0 (A) 0	EBTLR = 15 m WBTL = 30 m WBR = 10 m NBL = 0 m	Overall: 0.77 (B) 16 EBTLR = 0.1 (D) 46 WBTL = 0.71 (E) 62 WBR = 0.03 (D) 45 NBL = 0.01 (A) 3	EBTLR = 10 m WBTL = 50 m WBR = 10 m NBL = 5 m

Scenario	AM Peak Hour		PM Peak Hour	
	V/C (LOS) seconds	95 th % Que.	V/C (LOS) seconds	95 th % Que
	NBTR = 0.74 (B) 11 SBL = 0.08 (A) 4 SBTR = 0.72 (B) 10	NBTR = 125 m SBL = 5 m SBTR = 115 m	NBTR = 0.74 (B) 11 SBL = 0.09 (A) 4 SBTR = 0.77 (B) 12	NBTR = 180 m SBL = 5 m SBTR = 210 m
Future Total 2024	<u>Overall: 0.72 (B) 14</u> EBTLR = 0.25 (D) 40 WBTL = 0.59 (D) 53 WBR = 0.03 (D) 36 NBL = 0 (A) 0 NBTR = 0.74 (B) 11 SBL = 0.08 (A) 4 SBTR = 0.72 (B) 10	EBTLR = 15 m WBTL = 35 m WBR = 10 m NBL = 0 m NBTR = 125 m SBL = 5 m SBTR = 115 m	<u>Overall: 0.77 (B) 16</u> EBTLR = 0.1 (D) 46 WBTL = 0.73 (E) 64 WBR = 0.03 (D) 45 NBL = 0.01 (A) 4 NBTR = 0.74 (B) 12 SBL = 0.12 (A) 4 SBTR = 0.78 (B) 13	EBTLR = 10 m WBTL = 50 m WBR = 10 m NBL = 5 m NBTR = 185 m SBL = 5 m SBTR = 210 m
Future Background 2029	<u>Overall: 0.79 (B) 16</u> EBTLR = 0.27 (D) 41 WBTL = 0.6 (D) 54 WBR = 0.03 (D) 36 NBL = 0 (A) 0 NBTR = 0.82 (B) 14 SBL = 0.11 (A) 4 SBTR = 0.8 (B) 13	EBTLR = 15 m WBTL = 35 m WBR = 10 m NBL = 0 m NBTR = 165 m SBL = 5 m SBTR = 150 m	<u>Overall: 0.84 (B) 20</u> EBTLR = 0.1 (D) 46 WBTL = 0.77 (E) 68 WBR = 0.05 (D) 45 NBL = 0.01 (A) 4 NBTR = 0.82 (B) 15 SBL = 0.13 (A) 5 SBTR = 0.86 (B) 17	EBTLR = 15 m WBTL = 60 m WBR = 15 m NBL = 5 m NBTR = 225 m SBL = 5 m SBTR = 275 m
Future Total 2029	<u>Overall: 0.80 (B) 16</u> EBTLR = 0.27 (D) 41 WBTL = 0.64 (E) 57 WBR = 0.04 (D) 36 NBL = 0 (A) 0 NBTR = 0.82 (B) 14 SBL = 0.12 (A) 4 SBTR = 0.8 (B) 13	EBTLR = 15 m WBTL = 40 m WBR = 10 m NBL = 0 m NBTR = 165 m SBL = 5 m SBTR = 150 m	<u>Overall: 0.85 (C) 20</u> EBTLR = 0.1 (D) 46 WBTL = 0.78 (E) 69 WBR = 0.05 (D) 45 NBL = 0.01 (A) 4 NBTR = 0.82 (B) 15 SBL = 0.17 (A) 6 SBTR = 0.86 (B) 17	EBTLR = 15 m WBTL = 60 m WBR = 15 m NBL = 5 m NBTR = 230 m SBL = 10 m SBTR = 275 m
Future Background 2034	<u>Overall: 0.87 (C) 22</u> EBTLR = 0.31 (D) 42 WBTL = 0.66 (E) 58 WBR = 0.03 (D) 36 NBL = 0 (A) 0 NBTR = 0.91 (C) 20 SBL = 0.17 (A) 6 SBTR = 0.88 (B) 18	EBTLR = 20 m WBTL = 40 m WBR = 10 m NBL = 0 m NBTR = 265 m SBL = 5 m SBTR = 240 m	<u>Overall: 0.93 (C) 27</u> EBTLR = 0.13 (D) 46 WBTL = 0.87 (F) 85 WBR = 0.08 (D) 46 NBL = 0.02 (A) 4 NBTR = 0.90 (C) 20 SBL = 0.2 (A) 7 SBTR = 0.94 (C) 26	EBTLR = 15 m WBTL = 75 m WBR = 15 m NBL = 5 m NBTR = 340 m SBL = 10 m SBTR = 380 m
Future Total 2034	<u>Overall: 0.88 (C) 22</u> EBTLR = 0.31 (D) 42 WBTL = 0.71 (E) 62 WBR = 0.04 (D) 36 NBL = 0 (A) 0 NBTR = 0.91 (C) 20 SBL = 0.18 (A) 6 SBTR = 0.88 (B) 18	EBTLR = 20 m WBTL = 45 m WBR = 10 m NBL = 0 m NBTR = 265 m SBL = 5 m SBTR = 240 m	<u>Overall: 0.94 (C) 28</u> EBTLR = 0.13 (D) 46 WBTL = 0.89 (F) 90 WBR = 0.09 (D) 46 NBL = 0.02 (A) 4 NBTR = 0.90 (C) 21 SBL = 0.25 (A) 8 SBTR = 0.94 (C) 26	EBTLR = 15 m WBTL = 75 m WBR = 15 m NBL = 5 m NBTR = 345 m SBL = 10 m SBTR = 380 m

Under existing conditions, the intersection of Highway 6 and Badenoch Street is operating at acceptable levels with an overall v/c ratio of 0.70 LOS B and 0.79 LOS B during the a.m. and p.m. peak hours, respectively. The longest delays are observed in the westbound through-left movement, reporting delays of 44 and 36 seconds during the a.m. and p.m. peak hours, respectively.

Under the 2024 future background horizon year, including the addition of corridor growth and signal timing improvements to minimize delays, the intersection continues to operate at satisfactory levels with overall v/c ratios of 0.71 LOS B and 0.77 LOS B during the a.m. and p.m. peak hours, respectively. The westbound through-left movement continues to operate with the longest delays with a 50 second delay during the a.m. peak hour and 62 seconds during the p.m. peak hour.

Under the 2024 future total traffic condition, with the addition of the site generated traffic, the overall intersection continues to operate at a satisfactory level with a slight increase to the overall v/c ratio from 0.71 to 0.72 LOS B during the a.m. peak hour and remains unchanged at 0.77 LOS during the p.m. peak hour. With the addition of the site traffic, the delays to the westbound through/left movements reports a nominal increase of 3 seconds during the a.m. peak hour and 2 seconds during the p.m. peak hour.

Under the 2029 future background scenario, which includes corridor growth and signal improvements, the intersection continues to operate at satisfactory levels with an overall v/c ratio of 0.79 LOS B during the a.m. peak hour and 0.84 LOS B during the p.m. peak hour. The delays along the westbound through-left movement have increased to 54 and 68 seconds during the a.m. and p.m. peak hour, respectively, as a result of corridor growth.

With the addition of site generated traffic under the 2029 future total scenario, the overall v/c ratios of the intersection continue to operate satisfactorily and an increase of 0.01 to 0.80 LOS B during the a.m. peak hour and 0.01 to 0.85 LOS C during the p.m. peak hour. With the addition of the proposed development site traffic, the delays along the westbound through-left movement increase by 3 seconds and 1 second during the a.m. and p.m. peak hour, respectively.

Under the 2034 future background scenario, which includes corridor growth and signal improvements, the intersection continues to operate at satisfactory levels with an overall v/c ratio of 0.87 LOS C during the a.m. peak hour and 0.93 LOS C during the p.m. peak hour. The westbound through-left movement continues to operate with the longest delays with a 58 second delay during the a.m. peak hour and 85 second delay during the p.m. peak hour.

With the addition of site generated traffic under the 2034 future total scenario, the overall v/c ratios of the intersection continue to operate satisfactorily and an increase of 0.01 to 0.88 LOS C during the a.m. peak hour and 0.01 to 0.94 LOS C during the p.m. peak hours. The reported delays to the westbound through-left movement increase by 4 seconds to 62 seconds during the a.m. peak hour and 5 seconds to 90 seconds during the p.m. peak hour.

No improvements are recommended at this intersection as a result of the proposed development. The majority of the intersection capacity issues are a result of the 2034 horizon year and are a result of the assumed corridor growth rate along Highway 6. Furthermore, there are limited options to improve the geometry of the intersection given the available right-of-way, proximity to existing buildings and unique configuration of the intersection. The delays are expected to be significantly reduced once the Morriston Bypass is constructed and volumes along the existing Highway 6 alignment are reduced through the study area.

7.1.1 Queuing Analysis – Left-Turn Lane, MTO Protocol

As requested by the MTO, a queueing analysis was completed at the intersection of Highway 6 and Badenoch Street/Calfass Road based on the MTO's Protocol using the MTO's Geometric Design Standards.

The findings are summarized in the table below and are based on the Future Total 2034 volumes for the auxiliary southbound left-turn. The recommended storage length (in vehicles) has been retrieved from the MTO's Geometric Design Standards for Ontario Highways, Chapter B, Table B7-5 for urban/commuter intersections.

Table 4 MTO Queuing Protocol - Highway 6 and Badenoch Street/Calfass Road (FB 2034)

Lane	Future Background Volumes (2034)	Heavy Vehicle%	PCU	Cycle Length (in seconds)	Arrival Rate (vehicles/cycle)	Recommended Storage, MTO Table B7-5 (vehicles)	Recommended Storage (in metres, 7.5 m/vehicle)	Available Storage (metres)
AM Peak Hour								
SBL	22	27.8%	28	91	0.8	2	15	40
NBL	14	0%	14	91	0.4	2	15	20
PM Peak Hour								
SBL	35	0%	35	120	1.2	3	22.5	40
NBL	2	0%	2	120	0.1	1	7.5	20

Table 5 MTO Queuing Protocol - Highway 6 and Badenoch Street/Calfass Road (FT 2034)

Lane	Future Total Volumes (2034)	Heavy Vehicle%	PCU	Cycle Length (in seconds)	Arrival Rate (vehicles/cycle)	Recommended Storage, MTO Table B7-5 (vehicles)	Recommended Storage (in metres, 7.5 m/vehicle)	Available Storage (metres)
AM Peak Hour								
SBL	24	27.8%	31	91	0.8	2	15	40
NBL	14	0%	14	91	0.4	2	15	20
PM Peak Hour								
SBL	42	0%	42	120	1.4	4	30	40
NBL	2	0%	2	120	0.1	1	7.5	20

As summarized in the table above, under the Future Total 2034 scenario, the auxiliary southbound left-turn and would have a recommended storage length of 30 metres based on the MTO's protocol. The southbound left-turn lane has 40 metres of available storage satisfying the recommended storage length. The northbound left-turn lane has a recommended storage length of 15 and 7.5 metres during the a.m. and p.m. peak hours, respectively, during both peak hours. The northbound left-turn lane has 20 metres of available storage satisfying the recommended storage length.

As a result, no improvements are recommended for the southbound left-turn lane at this intersection as a result of the proposed development.

7.1.2 Queuing Analysis – Right-Turn Lane, MTO Protocol

As directed by MTO staff, the right-turn lane queuing assessment was completed based methodology provided from MTO staff based on Chapter 9 of TAC's Geometric Design Guide for Canadian Roads. The queueing assessment was completed as follows:

- For right-turn movements do not convert trucks to passenger vehicles, use VPH only.
- For right-turn taper with auxiliary lanes at signalized intersections, the storage lane length should accommodate:
 - 1.5 times the average number of passenger vehicles to be stored per cycle for roadway design speed ≤ 60 kph
 - 2 times the number of pass vehicles for design speed ≥ 60 kph

- For right-turn storage length calculations based on TAC Chapter 9, use 90 sec signal cycle length.

The right-turn lane queueing analysis is summarized in the table below.

Table 6 MTO Queuing Protocol - Right-Turn Lane at Highway 6 and Badenoch Street/Calfass Road

Design Speed	Scenario	Lane	Future Volumes (2034)	Cycle Length (in seconds)	Arrival Rate (vehicles/cycle)	Recommended Storage (2x arrival rate, 7.5 metre vehicle)	Available Storage (metres)
60 km/h	AM Peak Hour						
	FB2034	WBR	50	90	1.3	19	30
	FT2034	WBR	57	90	1.4	22	30
	PM Peak Hour						
	FB2034	WBR	52	90	1.3	20	30
	FT2034	WBR	56	90	1.4	21	30

As summarized in the table above, the auxiliary westbound right-turn lane would have a recommended storage length of 10 and 11 metres under future background and future total 2034 volumes, respectively based on the MTO's protocol. The westbound right-turn lane has 30 metres of available storage satisfying the recommended storage length.

7.1.3 Queuing Analysis – SimTraffic

GHD also completed a SimTraffic analysis of the intersection using a 15-minute seed time, 60-minute run time, and an average of 5 runs. The results of the analysis are provided in the table below.

Table 7 Highway 6 and Badenoch Street/Calfass Road SimTraffic Queueing Analysis (2034)

Scenario	SimTraffic 95 th Percentile Queue Length	
	AM Peak Hour	PM Peak Hour
Future Background 2034	EBTLR = 22 m WBTL = 44 m WBR = 25 m NBL = 0 m NBTR = 213 m SBL = 25 m SBTR = 126 m	EBTLR = 14 m WBTL = 66 m WBR = 28 m NBL = 3 m NBTR = 242 m SBL = 27 m SBTR = 125 m
Future Total 2034	EBTLR = 27 m WBTL = 46 m WBR = 26 m NBL = 0 m NBTR = 231 m SBL = 28 m SBTR = 122 m	EBTLR = 14 m WBTL = 68 m WBR = 27 m NBL = 3 m NBTR = 276 m SBL = 40 m SBTR = 120 m

As summarized in the table above, the westbound right-turn lane operates with a 95th percentile queue length of 25 metres during the a.m. peak hour and 28 metres during the p.m. peak hour under the 2034 future background conditions.

With the addition of site generated traffic under the 2034 future total condition, the queuing in the westbound right-turn lane is reported to increase by one 1 metre during the a.m. peak hour to 26 metres and is not reported to increase during the p.m. peak hour.

There is approximately 30 metres of available storage for the westbound right turn lane on Badenoch Street, as a result, no improvements are recommended for the westbound right-turn lane at this intersection as a result of the proposed development.

7.2 Badenoch Street and Ochs Street

Capacity analysis for this intersection during the weekday a.m. and p.m. peak hours for the existing, future background, and future total traffic conditions out are summarized in the following table.

Table 8 Capacity analysis of Badenoch Street and Ochs Street

Scenario	AM Peak Hour		PM Peak Hour	
	V/C (LOS) seconds	95 th % Que.	V/C (LOS) seconds	95 th % Que
Existing 2023	EBTR = 0.05 (A) 0 WBTL = 0 (A) 0 NBLR = 0 (A) 0	EBTR = 0 m WBTL = 0 m NBLR = 0 m	EBTR = 0.05 (A) 0 WBTL = 0 (A) 0 NBLR = 0 (A) 9	EBTR = 0 m WBTL = 0 m NBLR = 5 m
Future Background 2024	EBTR = 0.05 (A) 0 WBTL = 0 (A) 0 NBLR = 0.02 (A) 0	EBTR = 0 m WBTL = 0 m NBLR = 0 m	EBTR = 0.05 (A) 0 WBTL = 0 (A) 0 NBLR = 0 (A) 9	EBTR = 0 m WBTL = 0 m NBLR = 5 m
Future Total 2024	EBTR = 0.05 (A) 0 WBTL = 0 (A) 0 NBLR = 0.02 (A) 10	EBTR = 0 m WBTL = 0 m NBLR = 5 m	EBTR = 0.06 (A) 0 WBTL = 0 (A) 0 NBLR = 0.02 (A) 10	EBTR = 0 m WBTL = 0 m NBLR = 5 m
Future Background 2029	EBTR = 0.05 (A) 0 WBTL = 0 (A) 0 NBLR = 0 (A) 0	EBTR = 0 m WBTL = 0 m NBLR = 0 m	EBTR = 0.06 (A) 0 WBTL = 0 (A) 0 NBLR = 0 (A) 9	EBTR = 0 m WBTL = 0 m NBLR = 5 m
Future Total 2029	EBTR = 0.06 (A) 0 WBTL = 0 (A) 0 NBLR = 0.02 (A) 10	EBTR = 0 m WBTL = 0 m NBLR = 5 m	EBTR = 0.07 (A) 0 WBTL = 0 (A) 0 NBLR = 0.02 (A) 10	EBTR = 0 m WBTL = 0 m NBLR = 5 m
Future Background 2034	EBTR = 0.06 (A) 0 WBTL = 0 (A) 0 NBLR = 0 (A) 0	EBTR = 0 m WBTL = 0 m NBLR = 0 m	EBTR = 0.06 (A) 0 WBTL = 0 (A) 0 NBLR = 0 (A) 10	EBTR = 0 m WBTL = 0 m NBLR = 5 m
Future Total 2034	EBTR = 0.06 (A) 0 WBTL = 0 (A) 0 NBLR = 0.02 (B) 10	EBTR = 0 m WBTL = 0 m NBLR = 5 m	EBTR = 0.07 (A) 0 WBTL = 0 (A) 0 NBLR = 0.02 (B) 10	EBTR = 0 m WBTL = 0 m NBLR = 5 m

Under existing conditions, the intersection of Badenoch Street and Ochs Street is operating at acceptable levels with no delays during the a.m. peak hour and a 9 second delay during the p.m. peak hour along the northbound approach.

Under all three future background conditions, with the addition of corridor growth along Badenoch Street, the northbound approach from Ochs Street continues to operate with only a 9 second delay during the p.m. peak hour and increases to 10 seconds during the 2034 horizon year.

With the addition of site generated traffic under the three future horizon years, nominal changes to the intersection delays are reported with the northbound approach showing a maximum delay of ten seconds during both the a.m. and p.m. peak hours.

No improvements are recommended at this intersection as a result of the proposed development.

7.3 Ochs Street and Back Street

Capacity analysis for this intersection during the weekday a.m. and p.m. peak hours for the existing, future background, and future total traffic conditions are summarized in the following table.

Table 9 Capacity analysis of Ochs Street and Back Street

Scenario	AM Peak Hour		PM Peak Hour	
	V/C (LOS) seconds	95 th % Que.	V/C (LOS) seconds	95 th % Que
Future Total 2024	EBLR = 0 (A) 9 NBTL = 0 (A) 0 SBTR = 0 (A) 0	EBLR = 0 m NBTL = 0 m SBTR = 0 m	EBLR = 0 (A) 9 NBTL = 0 (A) 0 SBTR = 0.01 (A) 0	EBLR = 0 m NBTL = 0 m SBTR = 0 m
Future Total 2029	EBLR = 0 (A) 9 NBTL = 0 (A) 0 SBTR = 0 (A) 0	EBLR = 0 m NBTL = 0 m SBTR = 0 m	EBLR = 0 (A) 9 NBTL = 0 (A) 0 SBTR = 0.01 (A) 0	EBLR = 0 m NBTL = 0 m SBTR = 0 m
Future Total 2034	EBLR = 0 (A) 9 NBTL = 0 (A) 0 SBTR = 0 (A) 0	EBLR = 0 m NBTL = 0 m SBTR = 0 m	EBLR = 0 (A) 9 NBTL = 0 (A) 0 SBTR = 0.01 (A) 0	EBLR = 0 m NBTL = 0 m SBTR = 0 m

With the addition of the south leg and site generated traffic under all three future total scenarios, a maximum delay of 9 seconds is expected along the eastbound approach during each peak hour.

No improvements are recommended at this intersection as a result of the proposed development as the subject site is expected to introduce a very low volume of additional traffic to this intersection.

8. Parking Provision

Application of the current Township of Puslinch's Comprehensive Zoning By-Law parking rates to the subject site results in a requirement of a minimum of 2 parking spaces per dwelling unit. The minimum By-law parking requirement of 2 spaces per dwelling unit will be satisfied with the provision of garage and driveway parking.

The subject site proposes to generally use the Township's 20-metre urban cross-section along Street "A" as discussed in **Section 10** with an 8-metre pavement width. The proposed cross-section provides two travel lanes and on-street parking.

9. Sightline Assessment

Adjacent to the proposed site, Badenoch Street has a posted speed limit of 50 km/h with a crest in the road located between Main Street and Ochs Street. For the purpose of Stopping Sight Distance requirements a design speed of 60 km/h was used for the assessment on Badenoch Street based on the 50 km/h posted speed limit. Per Transportation Association of Canada's Geometric Design Guide for Canadian Roads (TAC GDGCR) Table 2.5.2, the minimum stopping sight-distance for level roadways with a design speed of 60 km/h is 85 metres for level roadways.

A speed study was completed along Badenoch Street along the crest in the roadway to the west of Och Street in the general location of Ikondar Place. The speed study was undertaken during a 24-hour period on Thursday, March 21st, 2024, in both the eastbound and westbound directions. A driver looking towards the crest in the road to the west is observing vehicles travelling in the eastbound direction, with the results of the speed study indicating that the 85th percentile speed in that direction is 61 km/h and generally consistent with the assumed design speed based on the posted speed limit. The results of the speed study are provided in **Appendix E**.

Section 9.9 of the TAC GDCR provides intersection sight distances for different scenarios, with the following scenarios used to complete the intersection sight distance analysis:

- Case B1 – Left turn from the minor road
- Case B2 – Right turn from the minor road

- Case F – Left turns from the major road

For the purpose of the assessment, the minor road is assumed to be Ochs Street for the assessment. A vehicle entering the major road (Badenoch Street) from Ochs Street is assumed to stop a distance of approximately 4.5 to 5.4 metres to the pavement edge of Badenoch Street as recommended by TAC. In this stopped position, the driver will be required to look left and right in order to perceive and react to approaching vehicles prior to initiating a turning movement onto the intersecting drive aisle.

The required intersection sight distances are provided in TAC GDGCR Tables 9.9.4, 9.9.6 and 9.9.12 for passenger vehicles turning left from stop, turning right from stop, or turning left from the major road, respectively, and are summarized in the following table. The required intersection sight distances summarized in the tables below are based on a 60 km/h design speed along the major road. As requested by Township and County staff, the assessment was completed for both passenger vehicles and single unit trucks in order to complete an assessment of a snowplow entering Badenoch Street from Ochs Street.

Table 10 Intersection Sight Distance Requirement

Case (Design Speed of 60 km/h)	Required Intersection Sight Distance for Passenger Cars (TAC 2017)	Required Intersection Sight Distance for Single Unit Trucks (TAC 2017)	TAC Reference
B1: Vehicles turning left from stop	125.1 m	158.4 m	Table 9.9.4
B2: Vehicles turning right from stop	108.4 m	141.8 m	Table 9.9.6
F: Left turns from the major road	91.7 m	108.4.5 m	Table 9.9.12

The required intersection sight distance is calculated from the equation:

$$ISD = 0.278 V_{major} t_g$$

Where:

$$ISD = \text{intersection sight distance}$$

$$V_{major} = \text{design speed of the major road} \left(\frac{km}{h} \right)$$

$$t_g = \text{time gap for the minor road vehicle to enter the major road (s)}$$

The intersection sight distance requirement for passenger cars was determined by the equation above, where the time gap for the minor road vehicle to enter the major road for trucks is 7.5 seconds for vehicles turning left from stop, 6.5 seconds for vehicles turning right from a stop and 5.5 seconds for left turns from the major road.

The intersection sight distance requirement for trucks was determined by the equation above, where the time gap for the minor road vehicle to enter the major road for trucks is 9.5 seconds for vehicles turning left from stop, 8.5 seconds for vehicles turning right from a stop and 6.5 seconds for left turns from the major road.

The available sight distances along Badenoch Street to the west of Ochs Street meet the minimum required stopping sight distance for a 60 km/h design speed. Due to the crest in the road along Badenoch Street located between Main Street and Ochs Street, the sightline assessment was completed using the vertical profile for Badenoch Street contained within the “Approved for Construction” drawings which was provided by the County and was confirmed through measurements taken on site.

The use of the vertical profile drawings is considered less accurate as it is based on “Approved Construction Drawings” and not “As Builts” which measure the actual vertical profile of what was constructed in the field which can differ significantly. Based on the vertical profile, there should be 129 metres of sightline available, however, the sightline measured in the field confirmed that there is currently 136.5 metres of available sight distance looking to the west from Och Street, satisfying the required intersection sight distance requirement for passenger vehicles.

The sightline assessment was also completed for a single unit truck to consider a snowplow truck exiting onto Badenoch Street. Township staff confirmed that the height of the driver's eye for the snowplow truck is 2.6 metres.

Based on the vertical profile, there should be 165 metres of sightline available, satisfying the required intersection sight distance requirement for snowplow vehicles.

The sightline assessment completed using the vertical profile drawings is provided in **Appendix D**, while the results from the field observations are provided in **Figure 14**.



Figure 14 *Field Observations*

As can be seen in **Figure 14**, the existing retaining wall in the southwest corner of the intersection is located within the right-of-way and limits the sightline visibility along Badenoch Street. To provide the required sightline measured 4.4 metres back from the edge of pavement, it is recommended that the existing retaining wall on the west side of the intersection be shifted to be further away from sidewalk as illustrated in **Figure 15**. The assessment using the requirement for Scenario B1 in **Table 10** is provided in **Appendix D**.

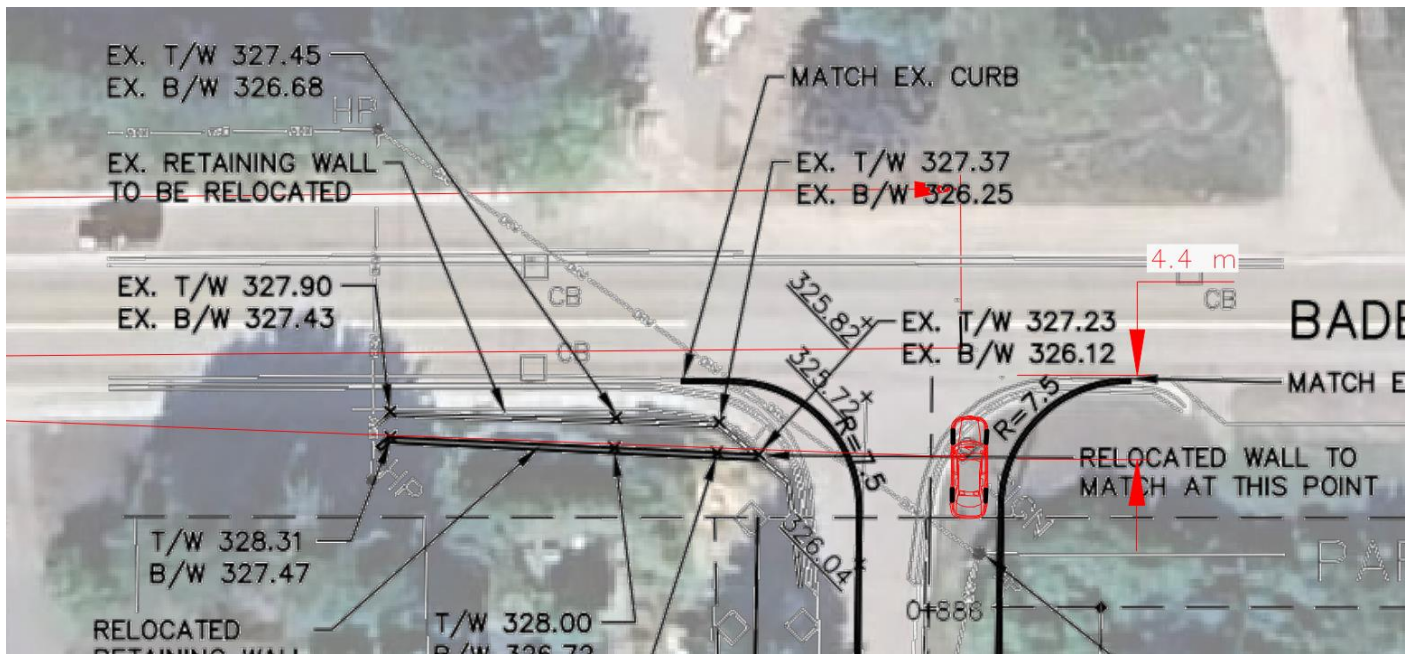


Figure 15 Recommended Retaining Wall Relocation

10. Internal Road Geometric Review

The subject site proposes to use the Township's 20-metre wide urban cross-section along Street "A". The 20-metre right-of-way includes a pavement width of 8 metres and allows for on-street parking. The 20-metre right-of-way includes a 1.5 metre sidewalk on each side of the road, however it is proposed to only provide a sidewalk on the west side of the road due to the small number of units and limited sidewalk connectivity.

The Township's 20-metre wide cross-section is provided in **Figure 16**.

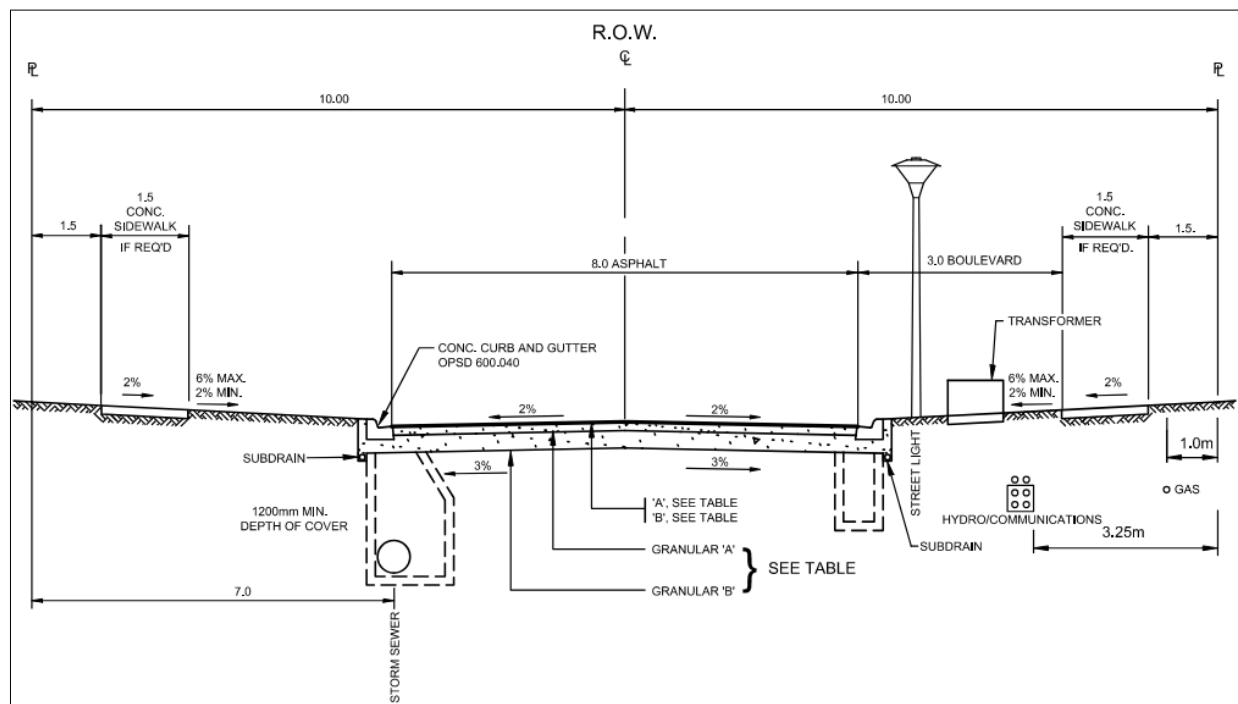
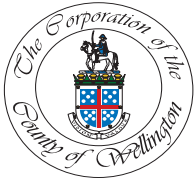


Figure 16 Township of Puslinch 20-metre Urban Cross-Section



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74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

MEMORANDUM

TO: Justine Brotherston, Interim Director of Corporate Services/Municipal Clerk
Manager of Corporate Services/Deputy Clerk – Township of Puslinch

FROM: Pasquale Costanzo, Technical Services Supervisor – County of Wellington

RE: Resolution No. 2025-128:

DATE: May 2, 2025

In response to the Resolution No. 2025-128 request provided on April 25, 2025 about potential traffic calming measures for Badenoch Street (Wellington Road 36), the County has the Data Driven Safety Strategy guideline from Wellington County RMAP to assist with analyzing using evidence-based data to provide the ability to identify where there may be a safety problem utilizing Road Safety Process flow chart.

The first steps are to examine collisions determining the overall risk of a road segment, based on collision frequency and severity. It was found using data available that over a 6-year period (2019-2024) there have been 1.3 incident per year that provided a Collision Frequency Rating as occasional. The types of collisions had property damage that provided Collision Severity Rating of low. The collision risk is determined to be C that is considered to be Low to Moderate Risk Level and Road Safety Process flow chart recommends no further steps will be taken.

The Wellington County RMAP completed a Speed Management Corridors Review which included Badenoch Street provided recommendations for this location that could be implemented at a later date is attached. The County has completed traffic counts in 2022 and found that the 85th percentile was 52 km/h which is below the threshold of completing speed review.

Sincerely



Pasquale Costanzo C.E.T.
Technical Services Supervisor

Wellington Road 36 (Badenoch Street) from Highway 6 to Ochs Drive	<ul style="list-style-type: none"> Average and 85th percentile speeds are measured to be much higher than the posted speed limit of 50 km/h The portion of Wellington Road 36 between Back Street and Ochs Drive features large single-family residential properties on both sides of the roadway but features a rural cross-section. 	Retain / Increase	X	X	-	-	<ul style="list-style-type: none"> Retain the existing posted speed limit (50 km/h) between Highway 6 and 40 metres east of Back Street Changes to the posted speed limit (50 km/h to 60 km/h) from 40 metres east of Back Street to 150 metres east of Ochs Drive Adjustment of the posted speed limit transition between the recommended 60 km/h and the existing 80 km/h should be located 150 metres east of Ochs Drive Urbanization of the corridor between Back Street and Ochs Drive.
Wellington Road 32 (Lake Road) from Wellington Road 33 (Townline Road) to Concession 2	<ul style="list-style-type: none"> Average and 85th Percentile speeds are measured to be much higher than the posted speed limit of 50 km/h No amenities for pedestrians. 	Increase	X	X	-	-	<ul style="list-style-type: none"> Changes to the posted speed limit (50 km/h to 70 km/h) on the west portion of Wellington Road 32 Changes to the posted speed limit (50 km/h to 60 km/h) on the east portion of Wellington Road 32 Review opportunities for a PXO at McClintock Drive / Butler Avenue Urbanization of the east portion of the corridor.
Wellington Road 18 (Belsyde Avenue East) from Highway 6 (Tower Street South) to Wellington Road 43 (Scotland Avenue)	<ul style="list-style-type: none"> Busy urban corridor within Fergus, with it being likely that there are a higher number of trucks found on the corridor given its arterial nature Several schools (one elementary, one secondary) along the corridor. 	Retain	X	-	X	X	<ul style="list-style-type: none"> Retain the existing posted speed limit (50 km/h) Introduce a 40 km/h when flashing school zone Introduce ASE within the 40 km/h when flashing school zone.
Wellington Road 6 (Sligo Road) from Grey County Limit to Highway 6 (Main Street North)	<ul style="list-style-type: none"> Based on the available data, 85th percentile speeds are measured to be well over the posted speed limit of 50 km/h Varying degrees of urbanization along the corridor with levels of urban cross-sections provided along the corridor Rural cross-section of corridor found directly in front of Wellington Heights High School. 	Retain / Increase	X	X	-	-	<ul style="list-style-type: none"> Retain posted speed limit (50 km/h) from Highway 6 east to across from the high school Changes to the posted speed limit (50 km/h and 60 km/h to 70 km/h) from the high school to the Wellington County /- Grey County boundary Urbanize the portion of the corridor in front of the high school Add signage (chevrons, speed advisory signage) at the horizontal curve found near the county line.
Wellington Road 11 (Wellington Street South) from Wellington Road 8 (Main Street) to Concession Road 8	<ul style="list-style-type: none"> Operating speeds measured above the posted speed limit A long stretch of downhill when travelling north towards downtown Drayton Presence of Drayton Heights Public School along the corridor. 	Retain	X	X	X	-	<ul style="list-style-type: none"> Adjust the transition point between the existing 50 km/h and 80 km/h zones so it occurs closer to the urban/rural split Replace the existing 40 km/h with a 40 km/h when flashing school zone Introduce speed display boards facing northbound traffic to the north of Drayton Heights Public School Introduce ASE within the recommended 40 km/h when flashing school zone Consider the need for a PXO at Andrews Drive Modify the road cross-section to "tighten" the travel lanes and road up.

APPENDIX E

Data-Driven Safety Strategy



WELLINGTON
COUNTY

Road Master Action Plan



Memo



To: Don Kudo, County of Wellington
From: Paul Bumstead, Tim Kooistra - Dillon Consulting Limited
cc: Dennis Kar, Maria King - Dillon Consulting Limited
Date: April 20th, 2021
Subject: Wellington County RMAP – Data-Driven Safety Strategy
Our File: 20-3297

1.0

Introduction

As part of the Road Master Action Plan for the County of Wellington, a data-driven safety strategy was developed. The strategy is built on best practices both locally and nationally and aligns with the County's vision and policies concerning the management and implementation of transportation infrastructure and services.

The development of a Data-Driven Safety Strategy aligns with the Road Master Action Plan (RMAP) vision to:

“To connect people and goods across the County safely, conveniently, efficiently and sustainably.”

It also aligns with specific goals to:

- **Goal #1: Create a Transportation Network with a Focus on Safety; and**
- **Goal #7: Develop Transparent Policy Tools that Guide Investment Decisions in the Transportation Network.**

A data-driven safety strategy is different from a traditional safety review. This type of strategy and safety analysis relies on evidence-based data and/or modelling to provide the ability to not only identify locations where there may be a safety problem, but then also be able to review and quantify primary and/or secondary causes and determine the overall impact to safety.

This document provides an overview and process guidelines for addressing public complaints, identifying problem areas, and evaluating mitigation alternatives. The document is organized as follows:

- **Foundations:** Identification of best practices and local policies;
- **Process:** Provide an overview of the safety review process;
- **Problem Identification:** Identify the need to confirming the problem with a site visit;
- **Evaluation:** Describe how alternative mitigation solutions will be evaluated;
- **Implementation:** Describe the implementation process; and
- **Next Steps:** Define how this safety strategy can be used moving forward to identify and prioritize projects.

2.0

Foundations

The following section provides an outline or overview of the relevant practices and policies that define the significance that safety needs to play in the management and operation of the County's road network. It also identifies the industry standard for identifying problem areas and appropriate mitigation to resolve identified issues.

2.1

Best Practices Review

Standards, practices and policies have already been developed from a road safety strategy perspective both locally and nationally in Canada. These existing standards and policies must fit into the County's strategy.

A best practices review ensures that the County strategy aligns with or follows standard processes used by professionals. It is also helpful to understand how local policies, visions and goals can be incorporated within the context of a larger, more standardized practice. Below are several examples of best practices.

2.1.1

Transportation Association of Canada (TAC)

TAC's 2004 *Canadian Guide to In-Service Road Safety Reviews* provides a high, national standard of road safety procedures and policies. The document serves as a practice guide for conducting in-service road safety reviews. TAC defines an in-service road safety review as an in-depth engineering study of an existing road using road safety principles to identify cost-effective countermeasures that would improve road safety and operations for all road users. In-service road safety reviews can be conducted for any road section, intersection or interchange. They are most effective when conducted at locations where a high collision risk has been identified.

Several key takeaways, specific to the local context of Wellington County, are listed below:

- Improving the physical and operational characteristics of existing roads is a proven method to improve road safety;
- Geometric and operational characteristics of roads must be compatible with the current demand;
- Collisions are caused when a failure occurs in the interaction between the road user, the vehicle, and the road environment;
- 30% of collisions are fully or partially attributed to the road environment:
 - Traffic engineers with an understanding of human behaviour can improve roads to prevent common driver errors from resulting in a collision; and
 - The road environment can be made more forgiving so that a collision is less severe.

Analytical tasks typically undertaken as part of an in-service road safety review include:

- Site visit;
- Collision analysis;
- Geometric analysis;
- Operational analysis;
- Traffic conflict analysis **optional*;
- Human factors analysis **optional*; and
- Identification of issues contributing to collision risk.

TAC's road safety review process is shown in **Figure 1**. This process will be used to guide the development of the proposed Wellington County safety review strategy.

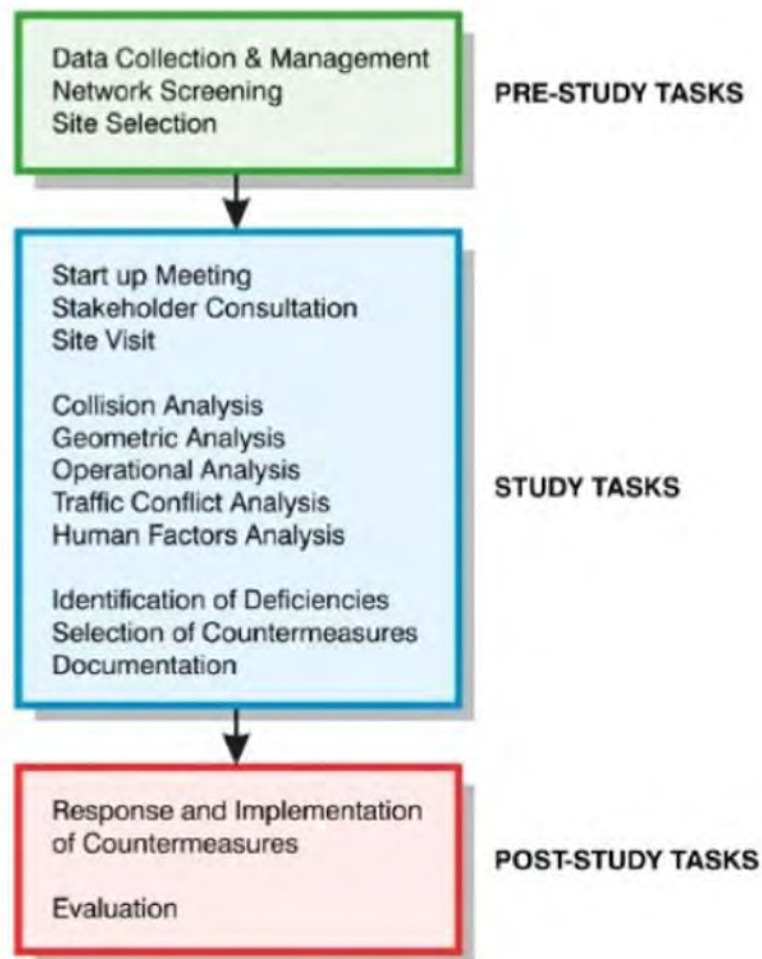


Figure 1: In-Service Road Safety Review Tasks*

**Source: TAC's 2004 Canadian Guide to In-Service Road Safety Reviews, page 65*

Municipal Examples

Five road safety strategies from municipalities with similar physical and administrative environments as the County were also reviewed. These were used as input to developing a Data-driven road safety strategy for Wellington County. Descriptions of these strategies are provided as follows:

City of Guelph Road Safety Strategy (CRSS) – Adopted in July 2020

The City of Guelph is adjacent to the County of Wellington and many trips and road corridors connect and link between the City of Guelph and Wellington County.

The City of Guelph Road Safety Strategy (CRSS) outlines 24 actions to address 10 road safety priorities for Guelph. The five highest-rated road safety priorities identified by the community are pedestrian safety, distracted driving, aggressive driving, cycling safety and speeding. Items that this strategy looked at are radar speed display boards, speed limit changes, traffic signal timing changes as well as educational and awareness campaigns.

A key best practice from this strategy is that it streamlines the collision data collection by obtaining access to the MTO Authorized Requester Information Services (ARIS). The program allows for City staff to obtain detailed collision reports.

Safe Roads Waterloo Region – Web Portal supported by Region of Waterloo and Waterloo Regional Police

The Region of Waterloo is located west of Wellington County. Outside of Cambridge, Kitchener and Waterloo, there are many small communities, rural areas and corridors that are similar to conditions within Wellington County.

The Safe Roads Waterloo Region campaign is dedicated to reducing injuries and deaths caused by traffic collisions on roads. The campaign notes that everyone - drivers, pedestrians, cyclists, government and traffic enforcement - has a part to play in making roads a safer space. The portal provides tips to drivers in terms of driving with care to avoid rear-end collisions and how to travel through roundabouts. It also provides directions to pedestrians and cyclists in terms of how to act at crosswalks and or intersections.

A key best practice from this strategy is that it provides some key information on how long it takes (less than a second) for a vehicle to collide with another vehicle, pedestrian or cyclist if a motorist is distracted and focused on something else.

Peel Region – Vision Zero Road Safety Strategy Plan 2018-2022 – Adopted December 2017

Peel Region is located east of Wellington County. Outside of Mississauga and Brampton, the Town of Caledon has rural areas and rural corridors similar to what is found in Wellington County.

The Strategy aims to not only reduce fatal and injury collisions by 2022, but also to ultimately have zero fatal and injury collisions for all road users. The study consists of a review of traffic

collision information in Peel Region, pinpoints the key problem areas, and then set actions to make improvements to each key problem area. The strategy focuses on six areas of emphasis: intersections, aggressive driving, distracted driving, impaired driving as well as pedestrians and cyclists.

A key best practice from this strategy is the development of over 109 countermeasures focusing on the different emphasis areas, with the countermeasures developed solely based on the location and type of collisions. Peel's approach is based on the characteristics of their network and infrastructure which varies greatly across the region (i.e. Mississauga versus Caledon, City Center versus rural hamlet, urban arterial versus urban collector, auto versus transit, etc.) The more complex the environment the more complex the process for evaluating. This level of detail is not required for the County.

London / Middlesex Road Safety Strategy – Adopted in June 2014

The City of London and the County of Middlesex have some similarities compared to the arrangement between the City of Guelph and Wellington County. Throughout Middlesex County, there are numerous rural corridors with numerous small communities, towns and hamlets located in various locations.

The overall objective of the London Road Safety Strategy is the development of a coordinated road safety strategy plan for the City of London and Middlesex County which provides direction for future road safety projects and programs. The plan defines a system and a process for setting out the targets, countermeasures, and actions that will guide the City of London and the Middlesex County as well as any other partners in creating safer roads by reducing the number and the severity of motor vehicle collisions.

A key best practice from this strategy is that it undertakes a network screening (i.e. a high-level scan of locations to determine which have potential issues) result to determine the top 10 signalized intersections and top 10 pedestrian signals where safety improvements could be introduced, based on the potential for improvement due to historical collision data.

Brant Safe Streets Strategy – Adopted September 2019

The City of Brantford and the County of Brant have some similarities compared to the arrangement between the City of Guelph and Wellington County. Throughout the County of Brant, there are numerous rural corridors with numerous small communities, towns and hamlets located in various locations.

The Brant Safe Streets strategy is designed to achieve four (4) objectives:

- Create roads that are both perceived to be and are safe;
- Change the behaviour of drivers who speed and engage in dangerous driving practices, primarily through positive reinforcement and voluntary compliance;
- Engage members of the community to learn about road safety and become more active in creating and sustaining a safe County road system; and

- Create a mix of easily and rapidly deployed road safety solutions along with longer-term solutions.

A key best practice from this strategy is that it actively impacts how new roads are designed and how existing roads are redesigned to include traffic calming infrastructure such as raised intersections, centre medians, roundabouts/traffic circles as well as cross-section adjustments to introduce infrastructure for cyclists (bike lanes, cycle tracks, etc.) and pedestrians (multi-use pathways, sidewalks, etc.).

Summary

All five of these strategies have been developed to increase safety and reduce/eliminate the number of collisions, with some more focused on education to change driver behaviour rather than looking to upgrade infrastructure. Out of the five strategies reviewed, the Peel Region strategy appears to be the most reliant on reviewing historical collision data to determine where the hotspot areas are present, to come up with specific actions to be identified at the actual problem area.

As a result, the Peel Region Safety Strategy appears to be the most-data-driven safety strategy, where it is taking key outcomes from the collision history data to develop the proper mitigation measures for implementation.

2.1.3

Safe Communities Wellington County

Wellington County is part of the Safe Communities Program. The vision for this program is “to make Wellington County, the safest and healthiest place in which to live, learn, work and thrive in Canada.”

The current Safe Communities Program focuses on seven injury categories. Only two of these categories involve transportation. The first category focuses on motor vehicle (on/off-road) incidents, while the second focuses on safety for pedestrians and cyclists.

The Safe Communities Program focuses on education and outreach and does not provide any engineering recommendations to improve safety. The development of a Data-Driven Road Safety Process for Wellington will help support the vision of Safe Communities, and the existence and use of this document should be communicated as part of the outreach conducted by Safe Communities.

3.0

Process

The recommended Data-Driven Road Safety Process identified for Wellington County aligns well with TAC’s process and Peel Region’s Safety Strategy. The resulting process is a proven, data-driven approach, to be used to deliver a consistent and robust road safety analysis for Wellington County.

The flow chart in **Figure 2** illustrates the Road Safety Process for responding to a safety concern raised by a member of the public for roadways or intersections under County jurisdiction. The goal of the process is to determine whether a problem exists, to pinpoint it based on the location, and to determine and implement a set of appropriate mitigation measures and/or safety improvements.

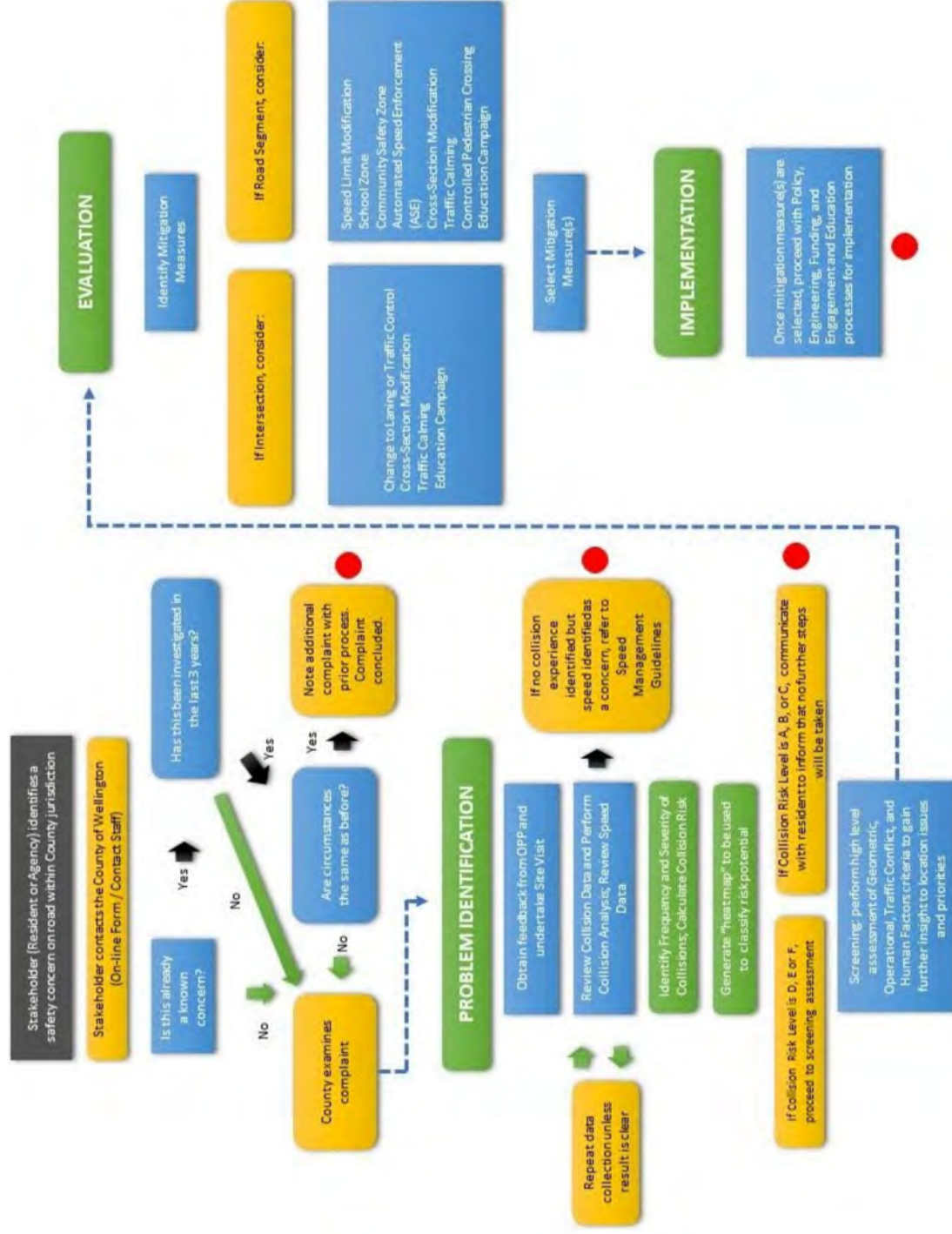


Figure 2: Road Safety Process

Problem Identification

A site visit is the first step of the process and can assist with the identification of the problem. The purpose of a site visit is to gain a first-hand appreciation of the physical and operational conditions and to better understand some of the potential safety issues. The site should be used as an opportunity to observe factors that may increase the collision risk, regardless of whether there is related collision data, such as worn-out pavement markings or signage, sight obstructions, or poor road lighting, etc. A site visit can also be used to gather data or look for signs of collisions or near misses.

At locations where the on-site review could extend for several hours, this could be done by temporarily introducing a portable camera to help determine driver behaviour, potential conflicts, as well as risks that may be posed to pedestrians and/or cyclists (if applicable) that may not be as clear based on a brief on-site review.

Collision Analysis

Collision analysis is critical to determine the validity of concerns often expressed by members of the public to the municipality. This is the core of the in-service road safety review. Three to five years of historical data should be analyzed. Reported collisions include valuable and meaningful insight into the safety of an intersection or roadway segment, through an analysis of collision types and primary causation. Any mitigative actions that have taken in the same 3-5 year period will be identified to understand whether it has had any effect (positive or negative) on the identified issue.

The Ontario Provincial Police, County of Wellington Detachment provided an analysis report of intersection related motor vehicle collisions within the County Of Wellington. The analysis was limited to “Reportable Collisions” under the Highway Traffic Act that were recorded in the OPP Collision reporting System (CRS) for the years 2009 through 2019 and does not include “Non-Reportable” collisions or collisions that were only reported under the Niche Records Management System (RMS). The analysis includes temporal, collision classification and primary causation information for each location.

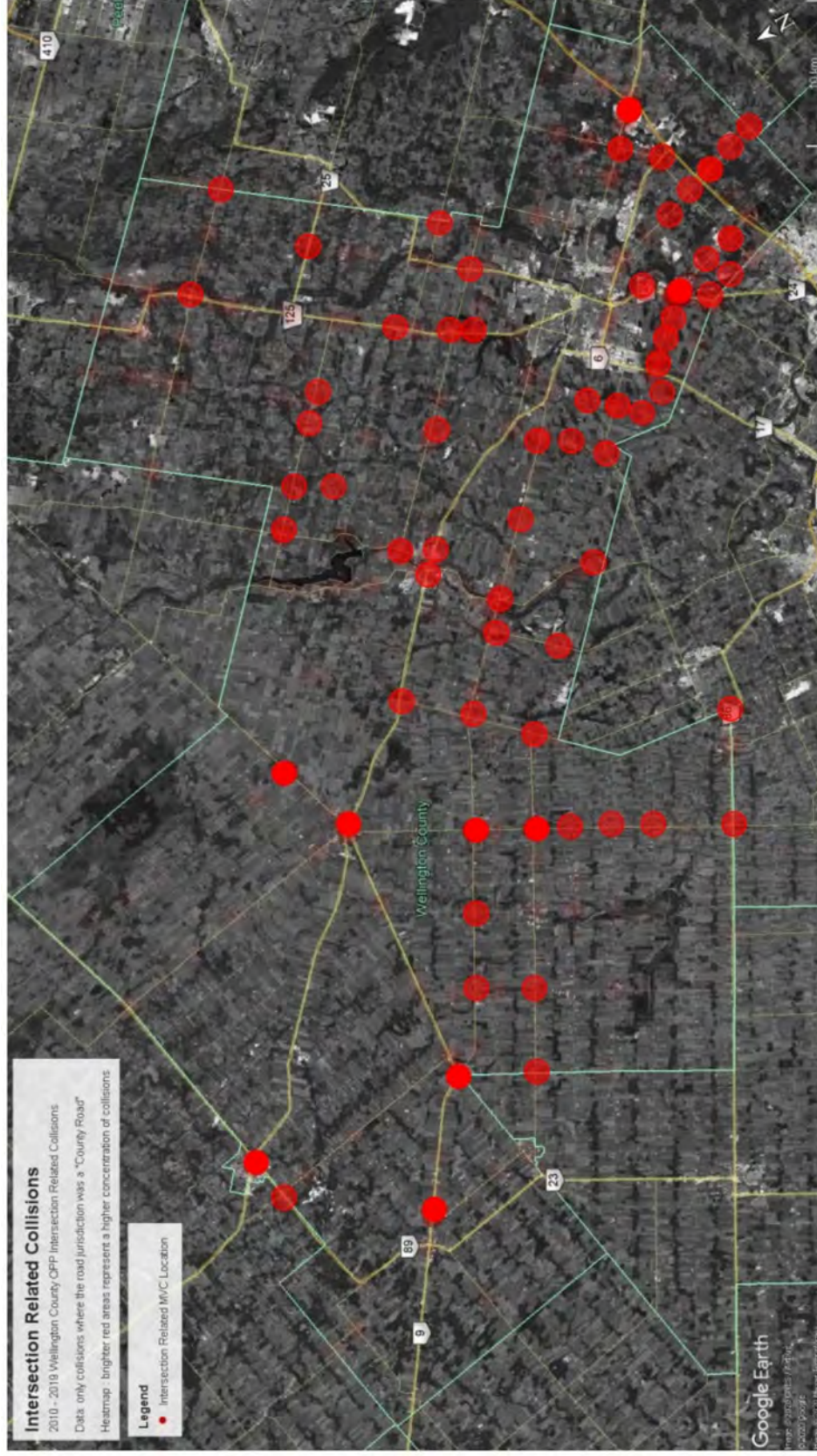
Figure 3, based on information from the OPP Analysis Report, depicts all intersection related motor vehicle collisions in Wellington County that were recorded as occurring on County roads between 2011 and 2019. The brighter red areas on the map indicate a higher number of collisions reported for that location.

The heat map of collision hotspots illustrates a higher number of collisions in the southerly portion of Wellington County, largely surrounding the City of Guelph.

Historical collision data should be reviewed for the intersection or roadway segment in question. The County should first evaluate the frequency, rate, and severity of collisions to determine how the rates compare with industry standards and municipal experience, and determine the

associated risk level (categorize the relationship between frequency and severity). The risk level assessment is documented in later sections of this memo.

If a recurrence of a certain collision type is observed at an intersection or along a segment, it could be an indication of a certain design issue for the road or intersection in question. The methodology below has been based heavily on TAC's 2004 *Canadian Guide to In-Service Road Safety Reviews*.



*Source: Ontario Provincial Police Analysis Report (with minor adjustments for graphic resolution)

For the County of Wellington's purposes and within this safety strategy, the thresholds for frequency and severity of collisions will conform to TAC's standards presented in TAC's 2004 *Canadian Guide to In-Service Road Safety Reviews*¹ (as described in Section 2.1.1). **Table 1**, **Table 2** and **Table 3** provide the framework for determining the overall collision risk of an intersection or road segment, based on collision frequency and severity. The thresholds from the TAC guidelines are used to determine the overall collision risk to an intersection or roadway segment and represents a useful relationship for adoption by Wellington County. This method ensures that even rare collision areas (less than 1 collision per 10 years), may merit closer inspection if a severe rating is applied.

Table 1: Collision Frequency Rating

Expected Collision Frequency Due to the Identified Issue	Frequency Rating
10 or more collisions per year	Frequent
1 - 9 collisions per year	Occasional
Less than 1 collision per year, but more than 1 collision in 10 years	Infrequent
Less than 1 collision per 10 years	Rare

It is noted that if a fatality is deemed an isolated incident/accident by the Ontario Provincial Police, or if some collisions are occurring due to environmental factors such as snow or ice, the County should still have the ability to decide whether to proceed or not with any mitigation measure(s).

The collision severity rating takes into account various collision types, which should be sorted based on a severity rating as provided in **Table 2** better determine severity. Primary causes of collisions can include a combination of design factors and human behavioural factors, which should be taken into account for proper engineering judgement, but do not factor into the Collision Risk determination laid out by TAC.

¹ TAC's 2004 Canadian Guide to In-Service Road Safety Reviews, Page 109 and 110

Table 2: Collision Severity Rating

Typical Collision Types Expected Due to the Identified Issue	Expected Collision Severity Due to the Identified Issue	Severity Rating
Collisions involving Pedestrians, Bicycles, Trucks; High-Speed Collisions	Probable Fatality	Extreme
Head-On, Crossing (T-bone, 90°), Off-Road; Medium to High-Speed Collisions	Moderate to Incapacitating Injury	High
Left-Turn, Right-Turn; Medium to Low-Speed Collisions	Minor to Moderate Injury	Medium
Rear-End, Side Swipe; Low-Speed Collisions	Property Damage Only	Low

Once the frequency of collisions and the collision severity of the majority of collisions has been determined, the frequency rating and the severity rating is applied to **Table 3** to determine the Collision Risk.

Table 3: Collision Risk Determination

Frequency Rating	Severity Rating			
	Low	Medium	High	Extreme
Frequent	D	E	F	F
Occasional	C	D	E	F
Infrequent	B	C	D	E
Rare	A	B	C	D

A: Lowest Risk Level;

B: Low-Risk Level;

C: Low to Moderate Risk Level;

D: Moderate to High-Risk Level;

E: High-Risk Level;

F: Highest Risk Level.

After determining the Collision Risk, a location with a risk score of D, E or F should be examined through further analysis and screening of the problem area, and if warranted, mitigation should be considered through the evaluation process.

Screening of Problem Area

Further screening of the problem area can include any or all of the following analyses. Each of these is laid out in detail within TAC's 2004 *Canadian Guide to In-Service Road Safety Reviews*, Section 6. and is summarized below.

Geometric Analysis

Collect or observe applicable geometric design standards or guidelines for the location in question. Characteristics considered include:

- Horizontal alignment;
- Vertical alignment;
- Cross-sectional elements;
- Combinations (of otherwise low-risk geometric features); and
- Design inconsistency.

Operational Analysis

Assess travel demand / volume data to determine:

- Operational characteristics;
- Operational efficiency; and
- Operation of traffic control devices.

Traffic Conflict Analysis

Prepare conflict diagram, evaluate conflict frequency, rate, severity, type and distribution.

Human Factors Analysis

The human factors review utilizes knowledge of road user abilities and limitations to review the characteristic of the road and the traffic control devices, to minimize the potential for errors and collisions.

Evaluation

The evaluation stage will take place once the initial screening and review of historical collision data have been undertaken, including the determination of the intersection or roadway segment's Collision Risk score. This will involve the assessment of any previous changes to the infrastructure operating environment and the resultant effect on the operating environment at the locations, as well as the determination of the range of mitigation measures likely to improve

the identified safety issues. Mitigation measures should be selected using a combination of research, knowledge and judgement, based on roadway segment or intersection location types. It is important to consider whether an improvement at another location could affect the collision risk at the study location.

5.1 Identification of Improvement Alternatives

Table 4 and **Table 5** lists some appropriate safety measures available to Wellington County. Each should be considered based on local context and engineering knowledge. Section 6.1 of TAC's 2004 *Canadian Guide to In-Service Road Safety Reviews* does provide some effectiveness metrics for various measures and can be consulted for further information. Certain mitigation measures are more applicable for road segments, while others are more appropriate or effective for intersections.

Table 4: Safety Strategy Collision Analysis – Intersection Countermeasures

	Counter Measure	Application
Intersection	Change to Laning or Traffic Control	Adjustments to lanes and/or traffic control at intersections can improve capacity and reduce crash-risk by separating various movements.
	Cross-Section Modification	Changing the cross-section of a roadway can be done to create or increase space dedicated to vulnerable users. It can also result in a shift in modal priority along a segment or within an area. Changing the cross-section may also help reduce vehicle speeds from a passive standpoint as it may help make the roadway feel tighter, and as a result, overall speeds can often be reduced. Methods/Types of cross section modifications include: provision of auxiliary turn lanes and additional through lanes (typically 3.25-3.75m per lane), provision of pedestrian or cycling environment (typically 1.5-3.0m), and center median control (typically 1-5-2.0m).
	Traffic Calming	Traffic calming measures must be implemented in a way that respects the intended role of the road. County roads are intended to have higher operating speeds and traffic volumes and, in some cases, carry higher volumes of trucks and emergency response vehicles and may not be appropriate for all traffic calming measures.
	Education Campaign	Education campaigns can be a useful component in an overall strategic road safety program and act as a complement to another solution. As such, they are most applicable in combination with another mitigation measure.

Table 5: Safety Strategy Collision Analysis - Road Segment Countermeasures

	Counter Measure	Application
Road Segment	Speed Limit Modification	An adjustment in posted speed limit is applicable in areas where drivers regularly exceed the posted speed limit and safety is a concern.
	School Zone	A School Zone shall be implemented only on roads adjacent to a school and at locations within 150 metres. This can be introduced on a 24/7 basis.
	Community Safety Zone	Community Safety Zones are used to modify driver behaviour to be less aggressive and more cautious and aware to achieve enhanced public safety in these particular locations. Driver behaviour is modified by implementing and enforcing increased fines for traffic violations within the Community Safety Zones through a special designation under the Highway Traffic Act.
	Automated Speed Enforcement (ASE)	In May 2017, an amendment to the Highway Traffic Act (HTA) was made to introduce the use of ASE in municipalities. Under the Highway Traffic Act, ASE is only permitted to be introduced and used in School Zones and/or Community Safety Zones.
	Cross-Section Modification	Changing the cross-section of a roadway can be done to create or increase space dedicated to vulnerable users. It can also result in a shift in modal priority along a segment or within an area. Changing the cross-section may also help reduce vehicle speeds from a passive standpoint as it may help make the roadway feel tighter, and as a result, overall speeds can often be reduced. Methods/Types of cross section modifications include: provision of auxiliary turn lanes and additional through lanes at intersection roads/accesses (typically 3.25-3.75m per lane), provision of pedestrian or cycling environment on each side of road, (typically 1.5-3.0m), and boulevard treatments (typically in urban environments to separate vulnerable users from travelled lanes, (typically 3-5m).
	Traffic Calming	Traffic calming measures must be implemented in a way that respects the intended role of the road. County roads are intended to have higher operating speeds and traffic volumes and, in some cases, carry higher volumes of trucks and emergency response vehicles and may not be appropriate for all traffic calming measures.

	Counter Measure	Application
	Controlled Pedestrian Crossing	<p>Crossovers are often at midblock locations and are applicable in situations where both pedestrian and vehicle volumes are high. These crossovers provide the right-of-way for pedestrians as vehicles will need to stop and yield the right-of-way to any pedestrians.</p> <p>Per the Ontario Traffic Manual (OTM) Book 15: Pedestrian crossovers are installed on roadways with a maximum posted speed of 60km/h and maximum four lanes of two-way traffic.</p>
	Education Campaign	<p>Education campaigns can be a useful component in an overall strategic road safety program and act as a complement to another solution. As such, they are most applicable in combination with another mitigation measure.</p>

A number of these safety measures are detailed within the Speed Management Guidelines (under separate cover). Refer to TAC's 2004 *Canadian Guide to In-Service Road Safety Reviews* for the effectiveness of these and other mitigation measures.

6.0 Implementation

Once a preferred solution set has been identified along a corridor or at an intersection, the following process can be followed for its implementation.

Engineering Process

Based on the selection of available safety measures, the County would need to make a technical decision on if any modifications and/or educational campaigns should be introduced.

Should there be a need to change the geometry (laning) or traffic control at an intersection, there are technical warrants available (i.e. traffic signal warrants, right turn / left turn auxiliary lane warrants) to help guide the decision-making process on whether improvements are necessary. Along corridors, warrants also exist for where School Zones, Community Safety Zones or Controlled Pedestrian Crossings should be introduced. Traffic calming should only be introduced if there is a notable speeding issue determined along the corridor.

A detailed process for determining where traffic calming or cross-section modifications could be introduced along select county road corridors has been outlined within the Speed Management Guidelines (under a separate cover).

Funding Process

An economic evaluation should be conducted as part of the In-service road safety review to quantify the cost-effectiveness of the recommended mitigation measures. The economic study considers the capital and operating costs for each project and compares this with the benefits of the actual project. This requires a strategic costing exercise of implementing (capital and operating costs) versus not implementing (social, property and legal costs). The funding process not only identifies the overall cost of the proposed projects but is also used to inform the determination of County priorities.

Engagement and Education Process

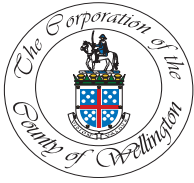
The development and implementation of effective education and communication strategies that inform and influence the stakeholders concerning the need and importance of any mitigation measures are critical components in the success of implementing any engineering solutions. An overall engagement and education process has been outlined within the Speed Management Guidelines.

7.0

Next Steps

The following steps should be taken to adopt the strategy:

- Consult with departments (i.e. Engineering (Roads), Planning and Development (Development Applications, Major Projects), Treasury (Financial Services, Risk Management) ;
- Confirm collision data program;
- Confirm/prioritize criteria and solutions;
- Identify and prioritize projects;
- Alignment with ongoing initiatives/programs; and
- Obtaining the required approvals. As with any infrastructure or service improvement, recommendations by staff are brought to Committee/Council to obtain approval for funding and incorporation of the required infrastructure and equipment into the fiscal budget



COUNTY OF WELLINGTON

OFFICE OF THE COUNTY ENGINEER
ADMINISTRATION CENTRE
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74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

MEMORANDUM

TO: Lynne Banks, Development and Legislative Coordinator – Township of Puslinch

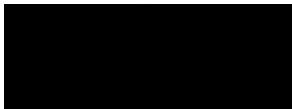
FROM: Pasquale Costanzo, Technical Services Supervisor – County of Wellington

RE: WDD Main St. Inc. (11 Main St). - ZBA
Morrison, Township of Puslinch

DATE: May 5, 2025

The County requests that the applicant verify the Vertical Sightlines by completing an actual topo survey of Badenoch Street and provide a plan and profile drawing showing results confirming measurements taken as applying measurements to "Approved Construction Drawings" is insufficient verification.

Sincerely



Pasquale Costanzo C.E.T.
Technical Services Supervisor



REPORT BLD-2025-002

TO: Mayor and Members of Council

PREPARED BY: Olive Zhang, Municipal Building Official I

PRESENTED BY: Andrew Hartholt, Chief Building Official

MEETING DATE: May 7th, 2025

SUBJECT: Building Department First Quarter Update – January to March 2025

RECOMMENDATION

That Report BLD-2025-002 entitled Building Department First Quarter Update – January to March 2025 be received for information

Purpose

The purpose of this report is to provide Council with an update of the activities in the Building Department for the First Quarter of 2025 (January, February and March).

Background

Council receives a summary of the Township building permits on a quarterly basis.

Financial Implications

The Building Code Act requires that the total amount of building permit fees meets the total costs for the municipality to administer and enforce the Building Code Act and Regulations. Building permit fees were established to fully recover the Township's cost of providing building permit services, including an allocation of administrative overhead/indirect costs. Any surplus revenue from building permit fees is transferred to a restricted reserve, to be drawn upon in years of declining building activity.

Applicable Legislation and Requirements

Building Code Act, 1992, S.O. 1992, c. 23

Attachments

Schedule A - First Quarter 2025 report and Comparison Charts

Respectfully submitted,

Olive Zhang
Municipal Building Official I

Reviewed by:

Andrew Hartholt
Chief Building Official

Building Permit Comparison Summary - Schedule A

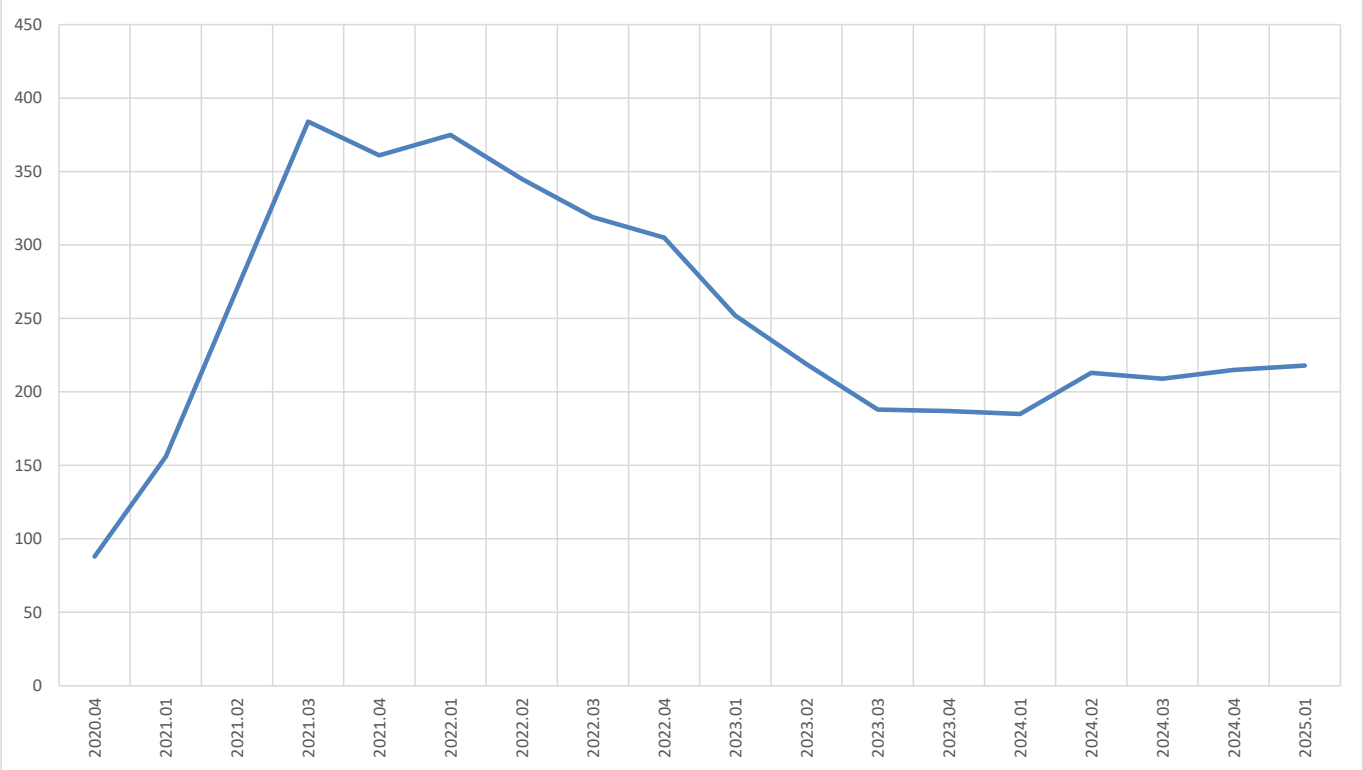
Report BLD-2025-002

First Quarter - January to March 2025

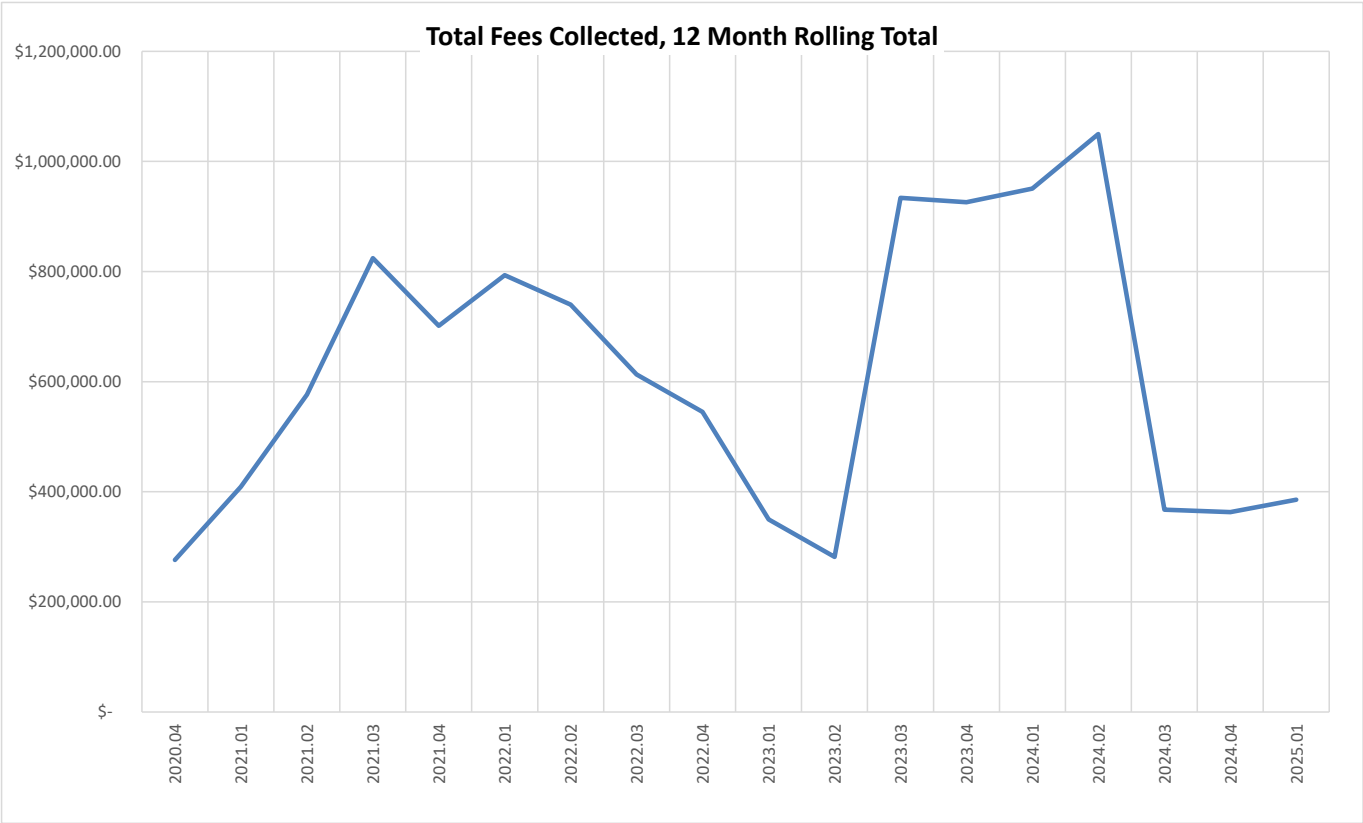
Category	Permit Count		Total Permit Fees		Cost of Construction	
	2025	2024	2025	2024	2025	2024
Accessory Structures	4	6	\$5,794.00	\$10,375	\$349,000	\$2,239,000
Agricultural Structures	0	1	\$0.00	\$831	\$0	\$40,000
Commercial/Industrial	2	0	\$17,046.00	\$0	\$350,000	\$0
Demolition	1	1	\$181.00	\$181	\$20,000	\$10,000
Miscellaneous Permits	2	1	\$859.00	\$181	\$885,000	\$8,000
Plans Resubmission	4	1	\$1,504.00	\$365	\$0	\$0
Plumbing	1	0	\$186.00	\$0	\$150,000	\$0
Pools Enclosure	1	0	\$258.00	\$0	\$60,000	\$0
Residential Buildings	8	10	\$47,243.00	\$38,314	\$3,974,820	\$3,717,700
Residential Sewage System	7	7	\$4,666.00	\$4,685	\$142,000	\$200,266
Signs	0	0	\$0.00	\$0	\$0	\$0

SUMMARY TOTALS	2025	2024
Total Permits Issued	30	27
ARU's created	1	1
Dwellings Created	2	0
Total Dwellings Units Created	3	1
Total Permit Fees	\$77,737	\$54,932
Total Permit Value	\$5,930,820	\$6,214,966

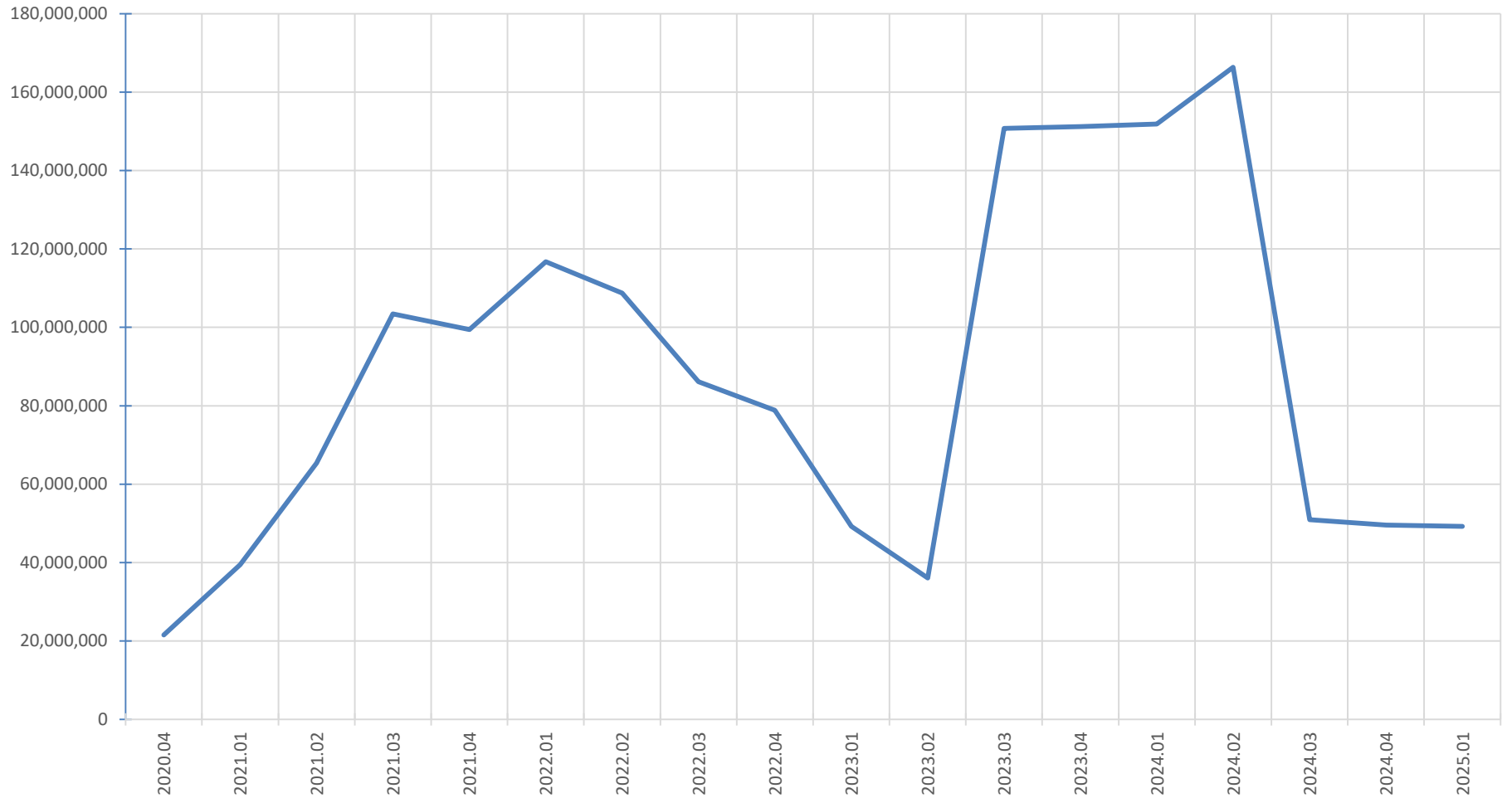
Total # of Permits, 12 Month Rolling Total



Total Fees Collected, 12 Month Rolling Total



Total Value of Permits, 12 Month Rolling Total





**Wellington O.P.P.
Detachment Board Report**

2024 Year End

Detachment Commander:
Inspector Steve Thomas

From the Detachment Commander

With 2025 upon us, we look back and reflects on both the challenges and successes of 2024. I would like to thank all the officers, auxiliaries, and civilian support staff in Wellington County for their dedication and hard work as we dealt with an increased number of calls for service, weather related events, the introduction of new technologies and the training required to operate and modernize our police service.

Wellington County OPP welcomed seven new recruits and three Experienced Police Officers in 2024. We also had three Provincial Constables, and one Detective Constable promoted to the rank of Sergeant. All four members are now frontline patrol Sergeants and continue to lead through their actions and professionalism.

Offender Management & Apprehension Program (OMAP) was a major focus for the detachment this year. The program assigns officer with the task of ensuring bail compliance and warrant apprehension. Along with this, Wellington County detachment members continued to do proactive traffic enforcement and RIDE programs throughout 2024.

On behalf of the Wellington County OPP, we want to wish everyone a safe and healthy 2025. Wellington County OPP will continue to work with the community and our partners to ensure that the safety and well-being of our citizens remains paramount.



Inspector Steve Thomas
519-846-5930

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Crime

Crime Unit

Supervisor: Detective Sergeant, Mezie Huggins

The Wellington County Crime Unit saw several personnel changes in 2024, the most constable changes in several years. In February, the unit welcomed Jacob Unger, a 6-year member who displays knowledge and expertise when dealing with victims due to his previous training and role as the Domestic Violence Coordinator in Wellington County. In October, we welcomed Morgan Sheerer who is a 4-year member. Sherrer is a very eager officer and took on many benchmark crimes while in uniform and has assisted with numerous human trafficking victims. In December, Nic Moore a 9-year member joined the unit. Moore has a wealth of experience in policing and recently left his position in the Community Response Unit to join crime.

As well, Detective Sergeant Jennifer Foley was promoted to Staff Sergeant overseeing the West Region Criminal Investigations program. D/Sgt Foley will be missed in the detachment but will succeed in her new position with her abundance of Criminal Investigations knowledge. Wellington Crime welcomed Detective Sergeant Mezie Huggins to fill the Detective Sergeant position. D/Sgt Huggins was successful in obtaining the position through the West Region Detective Sergeant Talent Pool and joined the unit in November. D/Sgt Huggins was a Detective Constable from Oxford County and has been a member of several criminal investigation units within the OPP.

The Crime Unit dedicated significant time to death investigations, specifically three Criminal Investigation Branch occurrences. In regard to the Jason Brown homicide that occurred in 2019 there were additional charges laid. One male was charged with First Degree Murder and Conspiracy to Commit Indictable Offence. As well a female party was charged with First Degree Murder, Kidnapping and Obstruct Justice and Possession of Property Obtained by Crime under \$5000 – two counts. This case is still before the courts.

In 2005 human remains were discovered at the picnic/ rest area off Highway 7 between Rockwood and Guelph. It was determined that the death was suspicious, and Police began an investigation in attempting to identify the female victim. In 2022, CIB investigators submitted the case for IGG to determine her identity. In April 2024, a presumptive identification was established and used to locate living family members. A family member's DNA was used to confirm that the deceased female was Tammy Eileen PENNER of Chilliwack, British Columbia. Tammy, who was 41 years of age at the time of her disappearance, was reported missing to the Royal Canadian Mounted Police on Feb 7, 2005. She had been residing in Chilliwack and Abbotsford, British Columbia prior to her disappearance. Investigators believe someone had contact with her during her journey from British Columbia to Ontario. And now the investigation continues, with finding out what happened to Tammy PENNER.

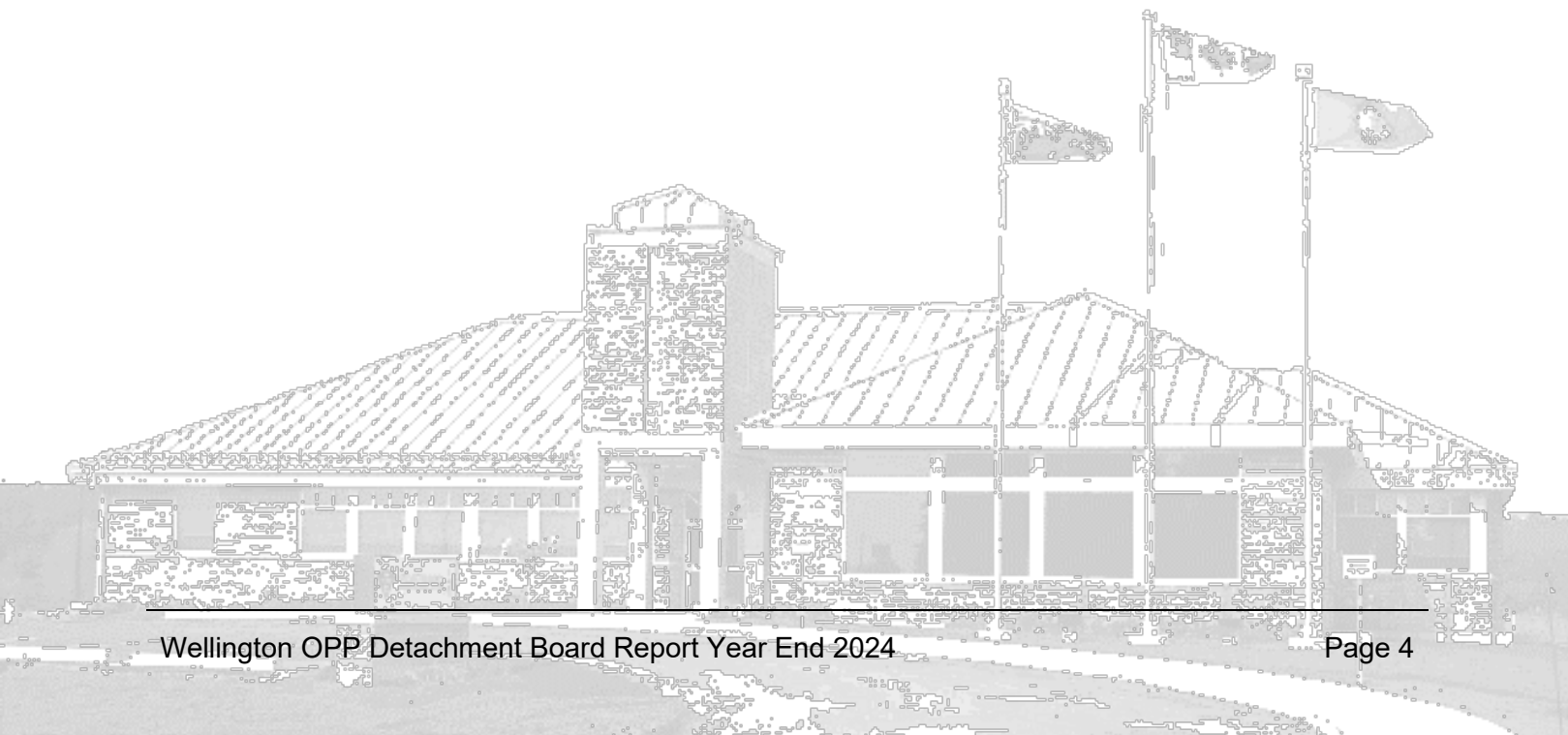
In 2020 investigators began a homicide investigation with the finding of a deceased male located on the side of the roadway in the City of Guelph. Investigators have actively been continuing to follow leads and are still dedicated to solving this homicide.

The Crime Unit was involved in 70-sexual assault investigations. In January, the crime unit began investigating an unknown offender sexual assault. Through a video canvass and Production Orders for teleco companies and social media platforms, the accused was identified and charged. In May of 2024, another unknown offender sexual assault was reported. Through video surveillance and digital

enhancement, the offender was able to be identified, arrested and charged accordingly. The Unknown Offender Sexual Assaults pose a great public concern and are difficult investigations. The investigators demonstrated passion and tenacity when assigned these difficult investigations.

In August, the Detachment welcomed two Detective Constable positions as part of the provincial program aimed at identifying qualified individuals to monitor the response and provide investigative expertise on all Detachment Abuse investigations in accordance with OPP current policy and procedures, while promoting a victim centered and trauma informed approach. Detective Constable Chelsea Riepert began the role in November and Detective Constable Manny Liddar was also successful and will be returning to detachment in July. In the meantime, the position is being backfilled by Constable Chris Biondi. The officers will be engaging and working jointly with many outside agencies to assist victims of crime and providing awareness.

Members of the unit were able to attend several courses and had several training opportunities to allow members to develop knowledge in numerous investigative techniques and topics. Some of the courses and training opportunities were Major Case Management, Provincial Asset Forfeiture Assessment, Homicide, Gang Investigations and Search Warrant just to name a few.



Community Street Crime Unit

Supervisor: Detective Sergeant, Jeffrey Dudley

The Wellington County Community Street Crime Unit (CSCU) had a busy and productive 2024. Highlights relating to drug and weapon seizures are outlined below. The unit will continue to investigate and seize illegal drugs and weapons from within our community.

CSCU and Frontline were able to recover three stolen vehicles from a storage yard in the south end of Wellington County. Caledon O.P.P. identified a vehicle that was stolen travelling through the area. They followed the vehicle to the storage yard and the suspects fled. CSCU assisted with writing a warrant and recovering the motor vehicles. Another great example of teamwork by uniform and CSCU.

Wellington County CSCU assisted a neighboring unit with a warrant execution regarding a stolen vehicle. As a result, officers executed a warrant and recovered a stolen vehicle that had been registered fraudulently. A person has been charged with offences related to the possession of a stolen vehicle.

Wellington County frontline and CSCU members assisted York Regional Police with a group of stolen vehicles travelling in the area. Working together as a team CSCU and frontline were able to recover two vehicles. Two people were arrested and charged with several offences related to the theft and possession of the stolen vehicles. Great teamwork by Wellington County O.P.P

Wellington County CSCU completed a 4-month project into drug trafficking in North Wellington. Three search warrants were executed in North Wellington and Waterloo Region. As a result, two people from North Wellington are charged with drug trafficking offences. One person from Waterloo Region is charged with trafficking and firearms offences. Police seized large quantities of cocaine and methamphetamine. Police also seized MDMA, ecstasy, illegal crack cocaine, prescription medication, a firearm with ammunition and magazines, drug trafficking paraphernalia and a large amount of Canadian Currency. Wellington CSCU were assisted by Huron/Perth CSCU, Brant Oxford CSCU, Elgin Middlesex CSCU, Emergency Response Team and members of the Wellington County Detachment. This investigation shut down a large drug distribution network in Wellington and Waterloo Region and will have a large community impact for months to come.

Wellington County responded to a serious MVC in Center Wellington involving multiple vehicles and victims. An accused entered a controlled intersections at a high rate of speed and struck several other vehicles before entering a ditch. The driver was transported to the hospital with nonlife threatening injuries. As a result of the investigation approximately \$100,000.00 worth of drugs were in the vehicle. CSCU assisted with the processing and identification of the various drugs. The accused was also charged with impaired driving offences. Wellington CSCU has laid additional charges in relation to the CDSA and the Cannabis Act.

Wellington County was contacted by York Regional Police Service regarding a stolen vehicle from their area. The vehicle had an on-board GPS system that was pinging at an address in South Wellington. CSCU authored a judicial authorization to search the property for the stolen vehicle. CSCU and frontline members executed the warrant and located five stolen high-end vehicles. The estimated value to the recovered stolen vehicles is \$345,000.00. Great Teamwork by frontline and CSCU members.

Wellington County CSCU assisted frontline with a string of residential break and enters and vehicle thefts in Center and South Wellington. Three people broke into several residences and stole various items including vehicles. The accused parties were located by O.P.P. and quickly arrested. CSCU and Frontline worked together to reach out to the victims of crime, get the property returned and lay a number of charges related to the break and enters. Great work by frontline and CSCU members.

An officer with the Wellington Traffic Unit was patrolling in Center Wellington and located an impaired driver. The officer formed their grounds for the impaired and the individual was arrested. A search was completed of the individual and a firearm, cocaine and a large quantity of currency was located. Officers completed a further search of the vehicle and found a significant amount of cocaine. The individual was charged with a number of offences and held for bail. Members of The Traffic Unit, D Platoon and CSCU worked together to bring this investigation to a successful conclusion. Great teamwork demonstrated in Wellington County.

CSCU solved a stolen vehicle occurrence with the assistance of DNA evidence. CSCU used DNA recovered at a scene to identify and charge an individual responsible for stealing an ATV in North Wellington. CSCU has laid charges against a North Wellington individual for the theft.

Frontline officers conducting routine patrols in North Wellington observed suspicious activity. After a short investigation officers arrested an individual for possession for the purpose of trafficking methamphetamine. CSCU assisted with the processing of a significant seizure of methamphetamine as a result of the arrest. This had a large community impact of the North Wellington community.

CSCU conducted a targeted traffic stop followed by a search warrant execution in relation to a 5-month trafficking investigation. CSCU identified a person who was trafficking drugs in Center and North Wellington. As a result of the investigation, three individuals were charged with a number of offences related to drug trafficking and possession of weapons. This investigation stemmed from a death related to a drug overdose. This investigation will have a major community impact.

CSCU executed a property related warrant in South Wellington. The suspect was using a storage yard to move stolen property in and out of the area. The suspect was involved in heavy equipment and load thefts in Southern Ontario. Wellington County O.P.P. recovered approximately one million dollars worth of stolen property. This property included, box trucks, brand new snow machines in shipping crates, merchandise, a tanker truck, and a transport truck.

CSCU assisted Essex CSCU with a property crime investigation. In the month of October, a tractor trailer was stolen out of Essex County. The truck was located by Wellington CSCU in the Cambridge area. The Truck was towed and returned to its owner. The value of the stolen tractor trailer is estimated to be \$50,000.00.

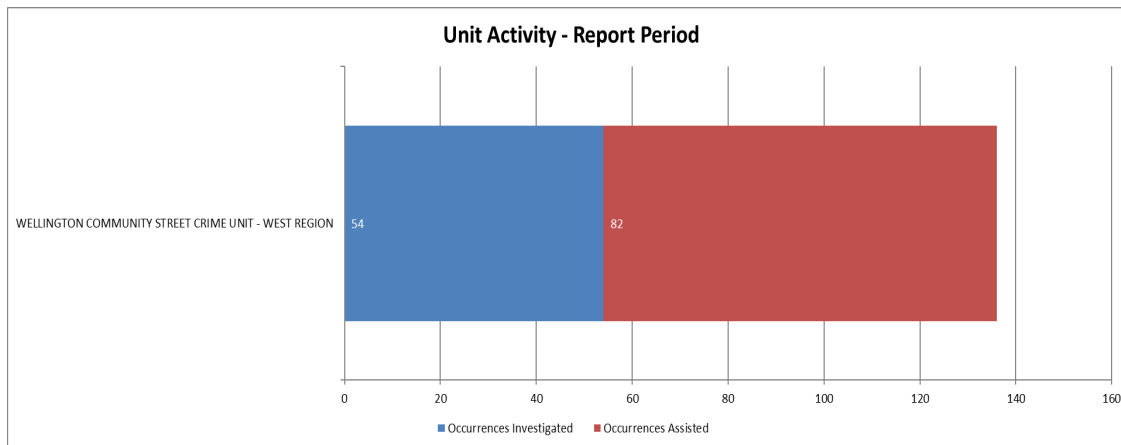
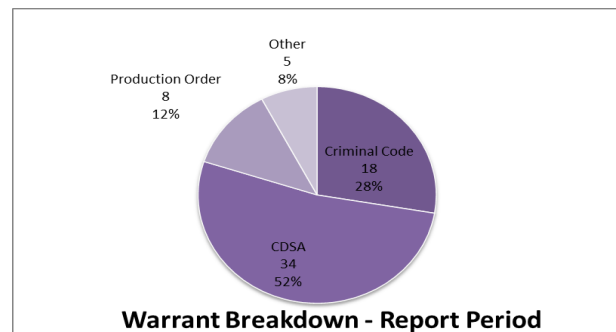
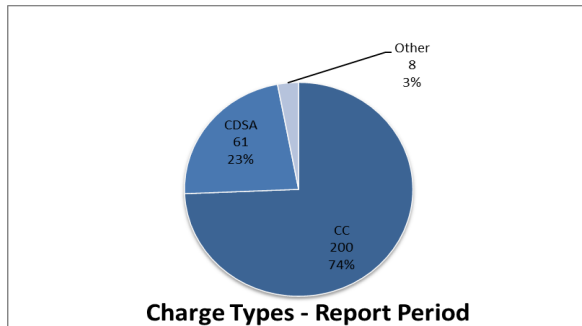
CSCU assisted with a drug trafficking investigation in North Wellington to assist Grey/Bruce CSCU. Wellington County executed a warrant in North Wellington and seized a large quantity of cocaine and a prohibited device. As a result, several people were charged with various offences, and this investigation reduced the availability of illicit drugs in Wellington County.

CSCU conducted a property crime investigation related to an accused who smashed several windows of vehicles parked at a church in Perth County. The accused stole a vehicle using the keys stolen from

one of the vehicles and was involved in an accident. CSCU wrote a search warrant to seize property the accused stole from victims at the church. As a result, several individuals received their personal property back and the accused was charged accordingly.

Activity Summary (01 January 2024 – 31 December 2024)

- 137 Occurrences
- 65 Warrants Executed
- 17 Warrant Services
- 66 Persons Charged
- 269 Charges Laid



Traffic

Traffic Management Unit

Supervisor: Sergeant Kevin Driscoll

Black Cat Speed Monitoring Devices 2024 Deployments and Results

	Study Length	Number of Vehicles	Recommended Enhanced Enforcement	Posted Speed Limit	85 th Percentile	Collision History (5 years)
Andrews Dr, Drayton – Mapleton Twp at Maple St						
Location	10 days	4,599	No	50	47	0
Wellington Road 8, Goldstone – Mapleton Twp Sideroad 18						
Location	8 days	19,811	Yes	60	83	2
Gore Road, Puslinch Twp						
Location	near Concession 7					
	6 days	6,313	Yes	60	89	0
South Street Elora b/w David Street and Salem						
Location	3 days	21,575	Yes	50	71	
Indian Trail b/w Eramosa River and						
Location	Spirit Valley Trail					
	9 days	7,137	Yes	40	77	
Simpson Street, Alma b/w Count Road 7 and North of Raglan Street						
Location	7 days	3,289	Yes	40	73	
Concession 4, Puslinch b/w Sideroad 30 and County Road 35						
Location	8 days	3,030	No	80	88	
Main Street East - Drayton						
Location	8 days	29127	No	50	63	
Wellington Street North - Drayton						
Location	8 days	20856	Yes	50	70	
Twelfth Line – Mapleton between Wellington Road 11 and 12						
Location	8 days	11323	No	80	100	1 fatal collision April 2024

Concession 11, Arthur Township						
Location	10 days	3976	Yes	50	73	
Side Road 19 - Fergus						
Location	9 days	1902	No	40	54	
Side Road 20 – Mapleton						
Location	8 days	1012	No	50	46	
Wellington Road 34 – Mini Lakes						
	7 days	29235	No	80	88	
Wellington Road 19 – Between 5th and 5th Line						
	7 days	19781	No	50	65	
Wellington Road 125 south of 124						
	7 days	31921	No	80	79	
Wellington Road 24 at County 50						
	7 days	55,432	No	80	94	
Wellington 32 – Lake Road						
Location	14 days	47,808	Yes	50	76	
Wellington Road 21						
Location	7 days	34,258	No	80	96	Nothing significant
Wellington Road 29 at 124						
Location	7 days	49,170	No	60	83	Nothing significant
Wellington Road 31 at #7087						
Location	7 days	46,969	No	80	94	Nothing significant
Eighth Line Pilkington (two set up between Wellington Road 17 and 21)						
Location	10 days	36,901	Yes	60	91	Nothing significant

Wellington Road 50 between County 125 and 4th Line						
Location	7 days	27,214	No	70	91	Nothing significant
1st Line Elora						
Location	7 days	20.362	Yes	40	67	Nothing significant
St Andrew Street West b/w Garthshore and Anderson						
Location	7 days	Numbers to be obtained	Ongoing deployment			

Enhanced Enforcement Program

Enhanced Enforcement is a focused traffic safety initiative which areas of concern are identified through various means and police conduct education and charge drivers who fail to follow the rules of the road. The goal is to reduce safety issues through visibility, presence, and enforcement.

Enhanced Enforcement protocols were rolled out on November 14, 2023. The following locations and charges list the enhanced enforcement initiatives that took place across the County throughout 2024.

Location	Charges
Wellington Road 22, Town of Erin Between Wellington Rd 24 and 6 th Line	7
Wellington Road 23, Town of Erin Wellington Rd 22 and Sideroad 17	6
Concession 4, Puslinch Between Sideroad 20 & Wellington Road 35	0
Concession 7, Puslinch Between Concession 2 & Wellington Road 34	10
Wellington Rd 51, Guelph/Eramosa Between Highway 6 & Wellington Road 7	21
Wellington Road 7 Rothsay, between Wellington Rd 10 and Wellington Rd 10	35
Concession 1, Puslinch Between Highway 6 and Townline Rd	27
Wellington Road 7, Mapleton near Wellington Road 11	11
Wellington Road 22, Town of Erin	30
Wellington Road 23, Town of Erin	9
Concession 7, Puslinch	2
Wellington Rd 51, Guelph/Eramosa	2
Wellington Road 7 Rothsay, between Wellington Rd 10 and Wellington Rd 12	5
Concession 1, Puslinch	5

Wellington Road 7, Elora	6
Concession 1 Puslinch Between Townline Rd and Hwy 6	8
Concession 4, Puslinch Between SR 20 and County Rd 35	0*
Wellington Road 7, Elora between Salem and South St	1
Wellington Road 22 Between Wellington Road 24 and Sixth Line	2
Jones Base Line, Guelph/Eramosa Between Highway 7 and Wellington Rd 124	9
Lake Road (Wellington Road 32), Puslinch Within 50 km/h zone	1
Concession 1 between Hwy 6 and Townline Road Puslinch	2
Indian Trail between Spirit Valley Path and the River – Guelph-Eramosa	24
Wellington Road 7 Elora -David St to Wellington Road 18 Salem	16
Simpson St Alma between Wellington Road 7 and Raglan St	2
Concession 11 – Wellington North - Farewell	0
Indian Trail between Spirit Valley Path and the River – Guelph-Eramosa	33 (22 warnings)
Wellington Road 50 – Erin	2
Wellington Road 18 – Elora Public School	0
Wellington Road 32 (Lake Rd)	19 (plus 1 – 3-day warn range suspension)
Indian Trail – This is now closed. Patrols to be continued.	38 PON and 23 Warn.
Wellington Road 50 – Now closed. Does not meet criteria	3 PON 1 warn
Lake Road – now closed. Patrols to be continued	19 PON 1 3-day suspension
Eighth Line W - Pilkington	9 PON
1 st Line - Elora	7 PON

Traffic Management Unit - Administration

Throughout 2024, six members joined the Traffic Management Unit including PC Unger, PC Levesque, PC Griffin, PC Brennen, PC Campbell, and PC Grassi. Thank you to all the member leaving the unit and returning to their respective front line platoon positions. Your time and dedication to the unit have made the roads within Wellington County safer.

The Traffic Management Unit laid 6,228 POA charges and 3,995 POA warnings in 2024. The Unit also laid 33 impaired driving charges and 32 other criminal code driving offences. Along with 42 breath tests, 27 DRE evaluations, 15 TCI collisions and 97 CVSA inspections.

Traffic Management took the lead for the Remembrance Day services and all the Christmas parades in 2024. TMU members also presented to the Citizens Police Academy and Take Your Kids to Work Day.

Our members also assisted in instructing courses such as DRE, SFST and the 3-day introduction to CMV.

Traffic Management Unit members attended the following courses in 2024.

- Motorcycle - level 1
- CVSA inspector
- Motorized Snow Vehicle operator
- Breath Technician x3
- Traffic Stops, investigations, and Authority's
- 3-day introduction to CMV



Community Response

Community Response Unit

Supervisor: A/Sergeant Patrick Mullan

Community Response Unit / Offender Management & Apprehension Program:

Offender Management & Apprehension Program

It was a busy year for the Community Response Unit (CRU). Our team was privileged to receive many requests to join our community partners at meetings and engaging in conversation with the people that live within our County. Engagement and communication are fundamental in building relationships and allows us to demonstrate our core values in the OPP.

Our CRU team attended countless community events this year, from major festivals, small and large concerts, to local focused events and engaging youth at summer camps. CRU have worked foot patrol, vehicle patrols, marine patrols, off-road vehicle patrols and snow machine patrols. Our unit assisted frontline platoons and our specialty units with calls for services and RIDE.

In 2024, CRU took the primary role of overseeing the Offender Management & Apprehension Program (OMAP). CRU members have executed a significant amount of warrants this past year, tracking down offenders locally, within and outside the province as well as outside the country.

In 2024, CRU members laid 32 Criminal Code charges, 1 Controlled Drugs & Substances Act charge, and 44 various provincial offences.

During late summer into late fall, all four original CRU members ended their terms in the unit. PC Rockefeller has retired after a dedicated career in the County of Wellington. PC Draves pursued an opportunity in the OPP Provincial Training Unit. PC Moore became a Detective Constable in the Crime Unit and PC Wardell transferred to another Detachment in West Region. CRU is now staffed by PC Adam Phillips, PC Garry Kalcsics, PC Simone Roesink and PC Patrick Mullan. All the members are engaged in community relations and are dedicated to the CRU unit and their duties.

Overall, our unit demonstrated flexibility and committed to interacting with the community positively.

Offender Management & Apprehension Program (OMAP)

During 2024, the Offender Management & Apprehension Program (OMAP) began with seven offenders being monitored in the community. The number increased to a high of 31 persons out of custody being supervised by police. December 2024 concluded with 26 offenders being monitored. During 2024, officers conducted 179 compliance checks on these persons, ensuring compliance, and arresting those found not abiding by court conditions of release.

In addition to those outstanding on bail, six clients were supervised through the PARS program, as conditions of release.

Warrants Stats:

Active warrants as of December 31, 2024: 208 (some offenders have multiple warrants)

- Executed warrants: 285

Community Safety and Services

In 2024, we welcomed a new Community Services Officer, PC Sarah McClinchey. Throughout 2024, PC McClinchey assisted with community engagement, school resources and media as part of her new duties.

2024 was the first year of our Citizen's Police Academy program. PC Josh Cunningham assisted by PC McClinchey highlighted the OPP and what we offer the community to those who attended.

In September, we welcomed PC Matthew Burton to the second CSO role. PC Burton immediately focused his efforts on community engagement and media relations.

Our CSO's spearheaded the Coffee with a Cop program which allows the public to engage with officers of various ranks and positions to better understand the role of the police, our duties and familiarize themselves with our members.

Our Community Services Unit, CSO's & CRU completed the Polar Plunge in the winter months, a series of events supporting the Special Olympics and Law Enforcement Torch Run. Our members arranged multiple charity hockey games, police vs. fire in various location to raise money for the Food Bank and Crime Stoppers.

We partnered with the Ontario Federation of Snowmobile Clubs to improve awareness and safety. We attended countless events to drive home the message of safety, such as the Farm Safety Breakfast, the Home Show, The Drayton Farm Show.

We assisted with the proper planning of community event to ensure public safety was paramount.

Media

The Wellington County OPP - Media / Community Safety Unit has been hard at work within 2024, from attending community events across the county, to daily interactions with our media partners across the province.

Additionally, our unit has increasingly engaged with local schools to promote education and crime prevention, as-well as sitting on the Upper Grand District School board and attending their quarterly board meetings alongside Guelph Police Service and Dufferin OPP.

In 2024, we have delivered several school presentations, issued 377 press releases (including social media alerts), and participated in numerous interviews with news agencies to raise public safety awareness and spotlight key investigations. We also frequently work with West Region Headquarters and General Headquarters (Orillia) media teams to help answer questions from reporters / inquiries into active investigations and provincial wide policies.

Further, our unit continues to work with the County's media team to help with the creation of their quarterly newsletters and videos.

IMPACT (Integrated Mobile Police and Crisis Team)

November 2024

Individuals Served	Requests for Service	Live Calls with Police	Calls Diverted from Hospital
441	689	253	92.5%

Auxiliary Unit

Unit Commander: Auxiliary Staff Sergeant J. SWAN

Liaison: Provincial Constable Kyle Draves

In 2024, Wellington County Auxiliary members contributed 4,226 hours of volunteer service. This included 983 patrol hours as well as 1,092 hours of community service. Among the events the unit attended was:

- International Auto Show
- Bicycle rodeos
- Fergus Leisure Show
- Team Addy Fundraiser
- Hillside Festival
- Mount Forest Fireworks Festival
- Fergus Scottish Festival
- Riverfest Elora
- Port Dover - Friday the 13th

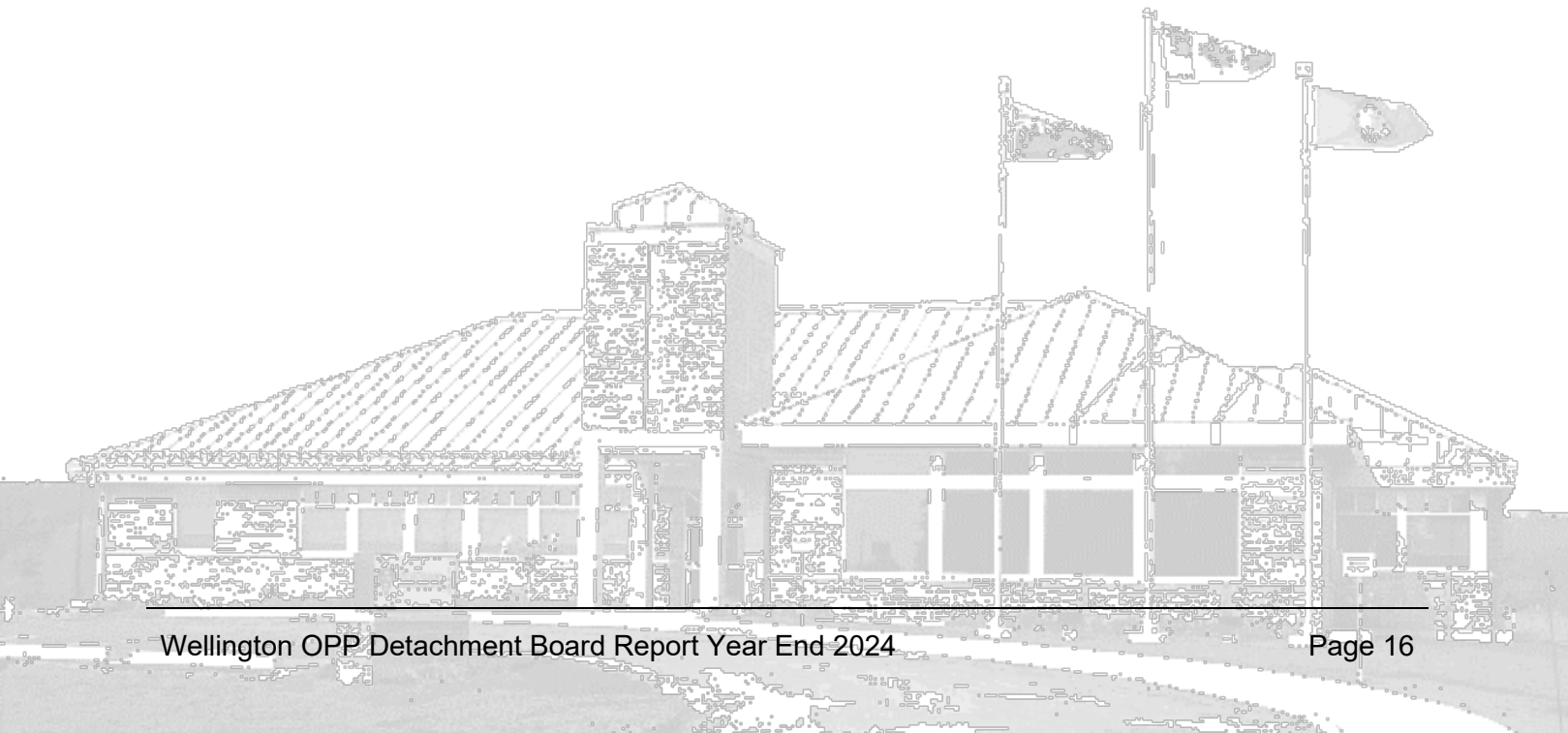
The unit also assisted at three food drives and one toy drive within Wellington County and provided support for the Cambridge Auxiliary Unit at another food drive. The three Wellington County Food Drives brought in approximately \$2,000 in cash donations and 1,800 bags of food. Members canvassed a number of businesses in both North and Centre Wellington with information for the CamSafe Program. We also conducted Safeguard Audits on nine dates in 2024 totaling 62 hours. Two car seat inspection clinics were held, with approximately 20 inspections completed.

The unit welcomed seven new members this year and several members of the unit had the opportunity to gain valuable leadership experience through coaching these new recruits. We are also continually thankful for the time many of the regular force members contribute to helping coach these new recruits over their first few patrol shifts. We had three members join the OPP through uniform recruitment, with one of those members scheduled to be assigned to South Wellington when his training is complete. We had one of our long-term members retire after over 15 years of service to the Auxiliary Program, and we thank her for the contributions she has made to the program over her time with the unit. We are extremely fortunate to have so many dedicated members volunteering their time here in Wellington County. The unit is among one of the most active throughout West Region.

As we end 2024, our unit numbers currently stand as follows:

- 1 Auxiliary Staff Sergeant
- 3 Auxiliary Sergeants
- 1 Acting Auxiliary Sergeant
- 15 Auxiliary Constables

We also are fortunate to have the West Region Auxiliary Inspector who contributes patrol and community service hours to the unit.



Court

Supervisor: Sergeant Shaughn Rogers

Wellington County Court Bureau 2024 highlights:

- There was a new protocol document introduced on February 1st, 2024, that outlined a new provincial agreement between Police and the Ministry of the Attorney General for evidence disclosure and timelines for disclosure which required some adjustments in our procedures. Coordinated with the local Crown's office and the OPP Technology Disclosure Unit to ensure we are compliant.
- Coordinated with court bureau administrative clerks to review current practice of tracking disclosure of files sent to the Crown. Implemented new procedures to accommodate recently updated disclosure agreement with the Crown that will increase efficiencies.
- Conducted local training for our Detachment Part-Time Officers to review updates to digital fingerprint (Livescan), phone systems, weekend bail court and uploading cell monitoring area to a digital format for disclosure.
- Provided direction and proposed training for all Detachment Administrative Clerks to assist in the duties of the court bureau. Working towards providing additional support to frontline members by having assigned DACS assigned to the Platoons/Units to align with the Provincial Service Delivery Model.
- Implemented new procedures for dealing with accused persons who failed to show for fingerprinting dates.
- Provided training through the local prosecutor to educate officers who are required to attend POA Part I and Part III trials as to their responsibilities and expectations.
- Compiled information on step-by-step court procedures for new officers to Wellington to assist them in understanding the process of submitting POA/Criminal Code charges, bail checklists, creating Case Files, Case Law, and more.
- Provided direction for entry and removal of wanted persons to provide accurate capturing of data on a new "Wanted Persons Dashboard" being developed across the province.
- Improved our tracking of individuals sentenced to Probation and/or Conditional Sentence Orders, as well as 810 Peace Bonds to properly monitor these persons in Wellington County.
- Special Constables now monitoring all Part III POA and Part I POA trials and notifying our officers only when they are required – this allows frontline officers to continue to focus on other duties rather than waiting in a court room in the event they may be required on a trial date.

Personnel & Acknowledgements

Wellington County OPP proudly presented Provincial Constable Michael DeBoer with his 35 Years of Service plaque. Mike, thank you for 35 years of dedicated service to the County of Wellington and the Province of Ontario. Your professionalism, diligence and work ethic have been and will continue to be greatly appreciated and respected by everyone within the Wellington County OPP and the Ontario Provincial Police.



Inspector Stephen Thomas presenting Provincial Constable Mike DeBoer with his 35 Years of Service Award

Wellington County OPP proudly presented Provincial Constable Steven Wing with his 25 Years of Service plaque. Steve, your many years of service to the County of Wellington and the Province of Ontario has been appreciated. As a front line officer and years as a School Resource Officer you have made an impact in your community. Your professionalism, diligence and leadership has also been recognized by your colleagues and by the members that you have trained as a coach officer. Their success as police officer started with you.



Staff Sergeant Nigel Heels presenting Provincial Constable Steve Wing With his 25 Years of Service Award

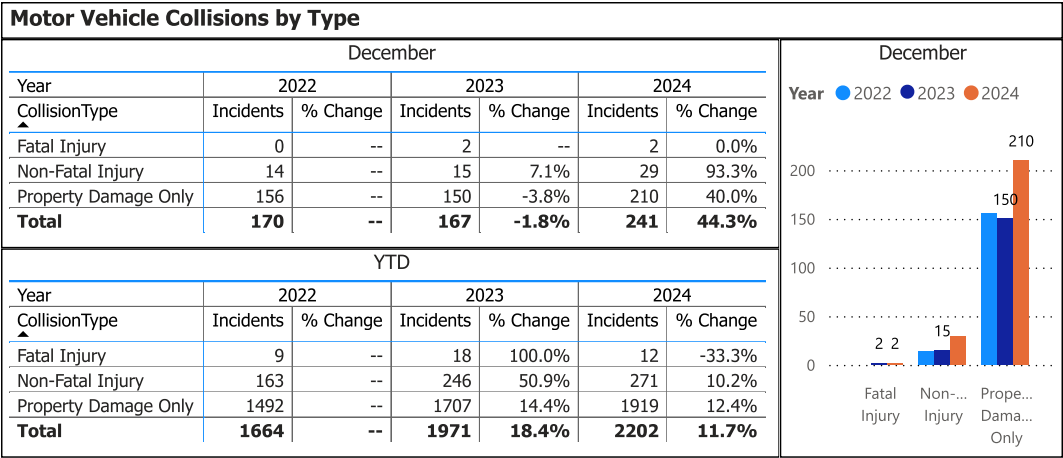
2024 Calls for Service

Calls for Service			
Year	2022	2023	2024
Total Calls for Service	34564	38416	41247

2024 Top Calls for Service

2024 Top Calls for Service	
Traffic Complaint	2533
Police Assistance	2379
Motor Vehicle Collision	2072
Police Information	1497
Suspicious Person/Vehicle	1101
Intimate Partner Violence	1019
Community Services	798
R.I.D. E	705
Theft	668
Mental Health Occurrence	624

OPP Detachment Board Report
Collision Reporting System
December 2024



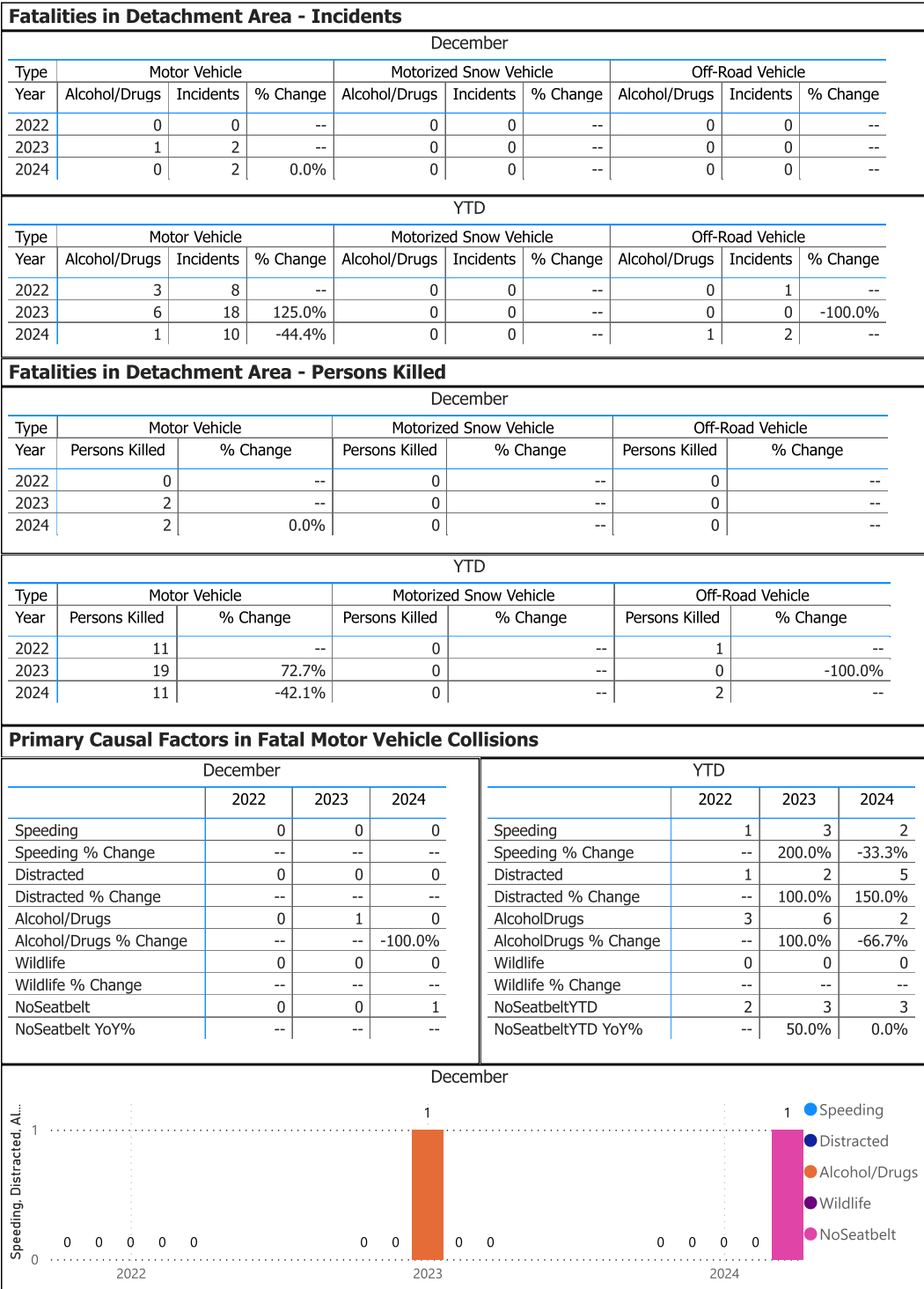
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27-Jan-2025

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Area(s): ALL
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OPP Detachment Board Report Collision Reporting System December 2024



Data source (Collision Reporting System) date:

27-Jan-2025

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

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Area(s): ALL

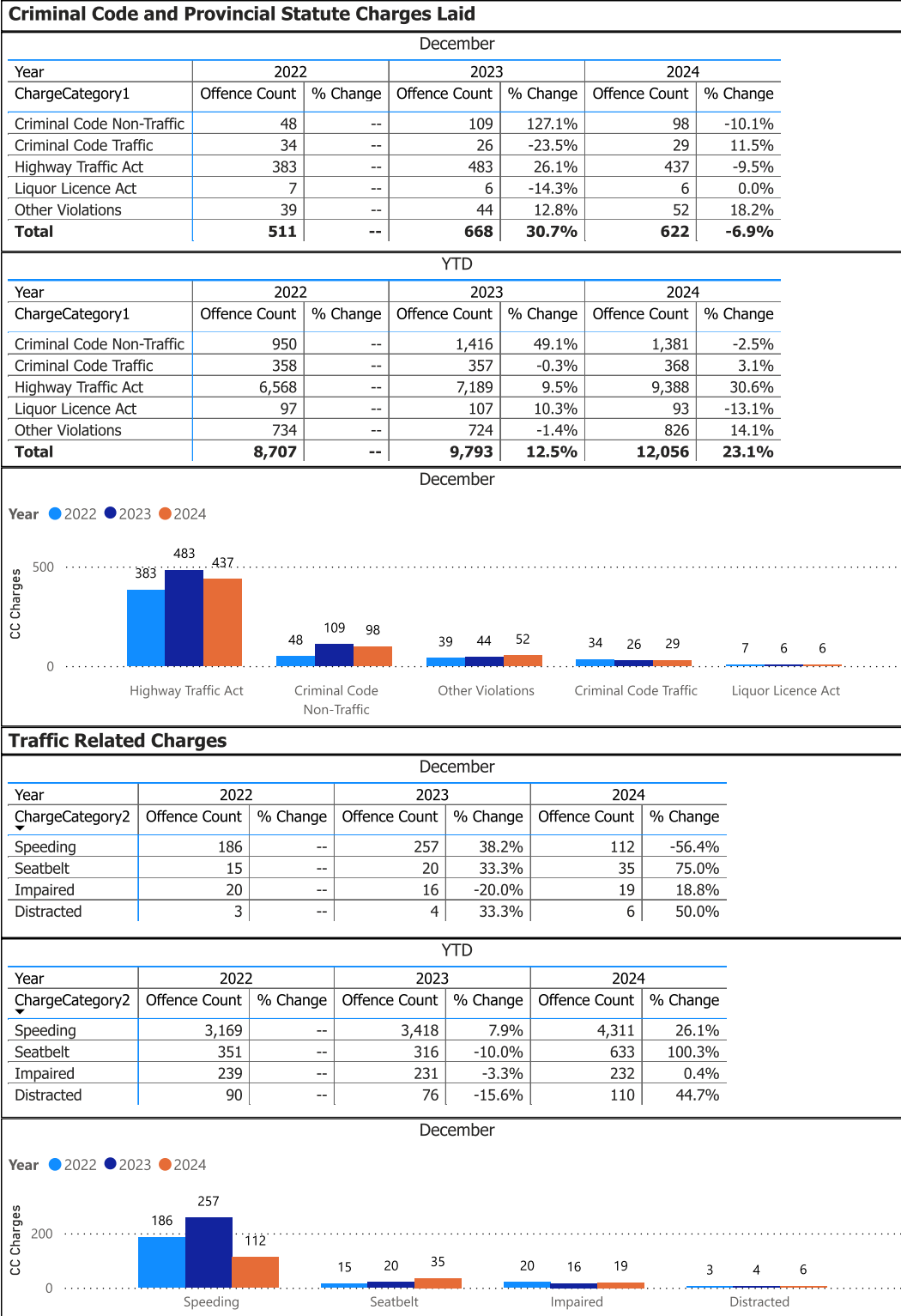
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**OPP Detachment Board Report
Records Management System
December 2024**



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

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Area(s): ALL

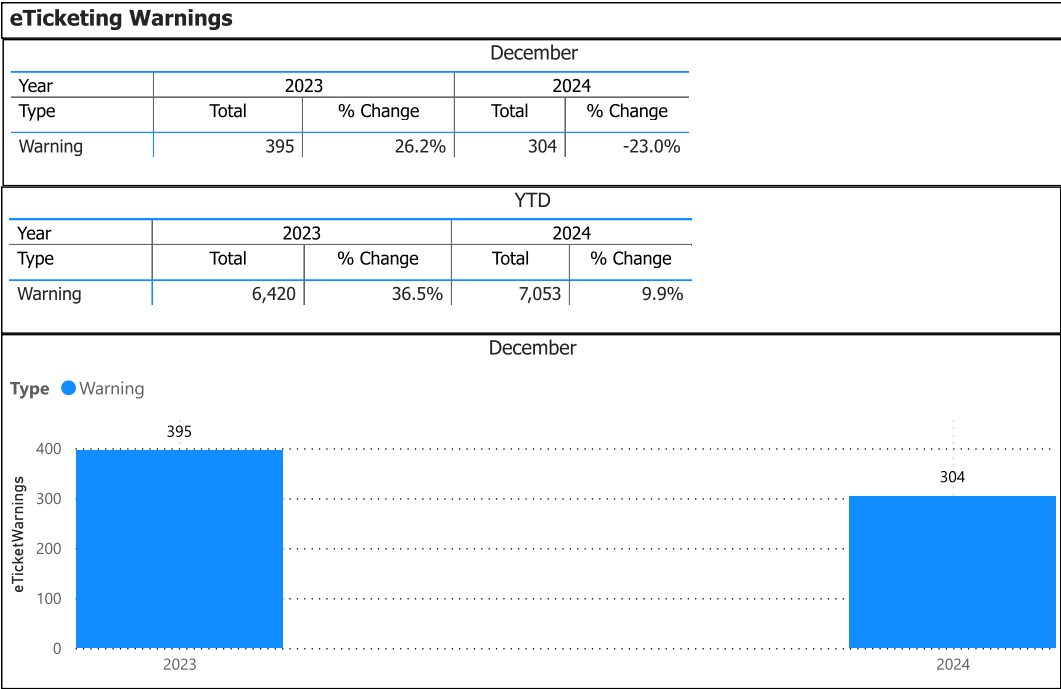
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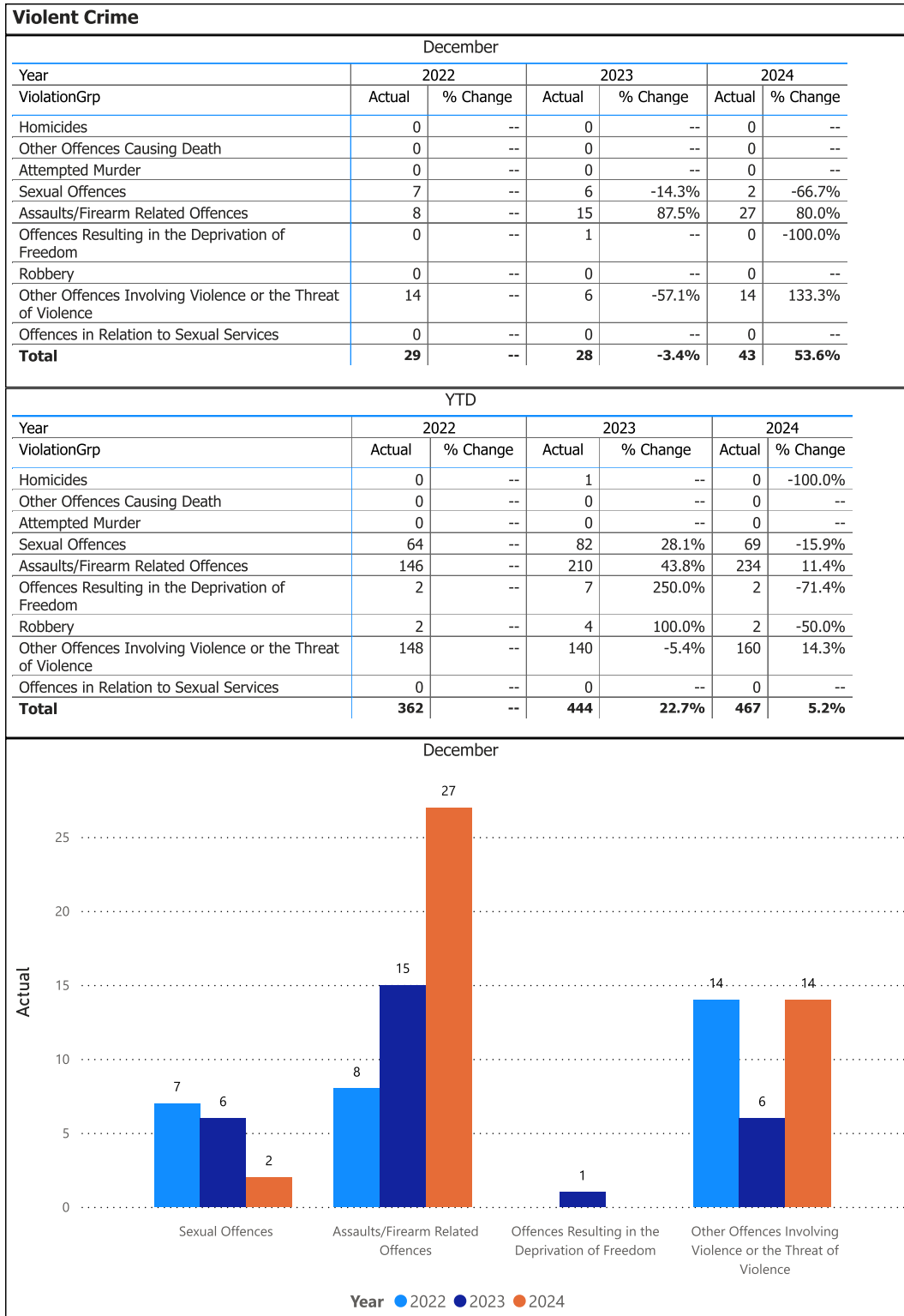
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OPP Detachment Board Report
Records Management System
December 2024

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**OPP Detachment Board Report
Records Management System
December 2024**



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

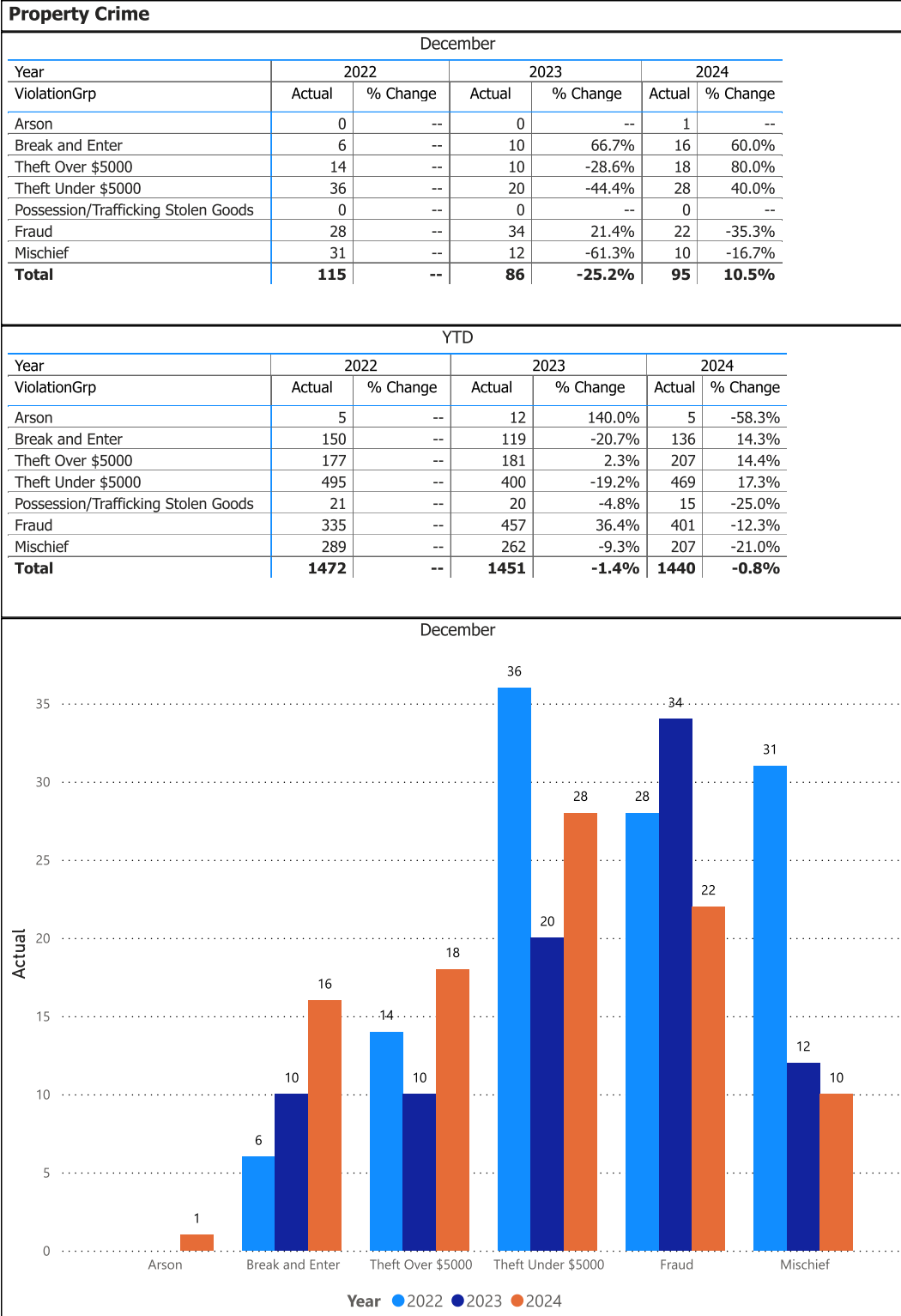
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Area(s): ALL

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**OPP Detachment Board Report
Records Management System
December 2024**



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

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Area(s): ALL

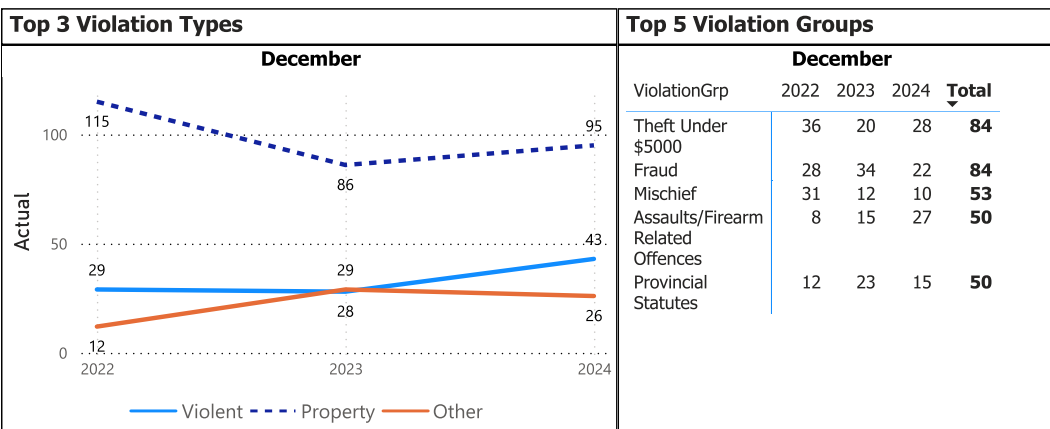
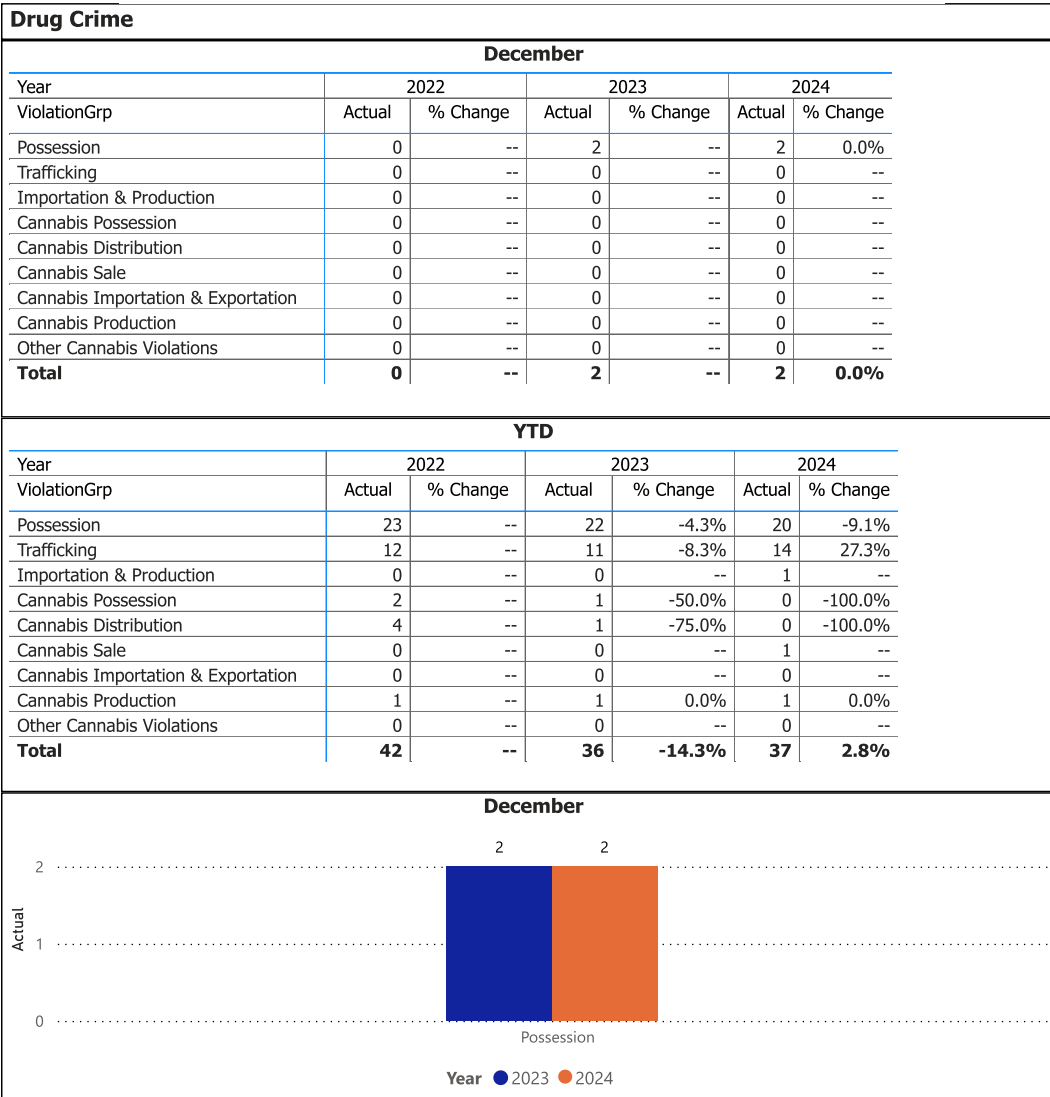
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OPP Detachment Board Report Records Management System December 2024



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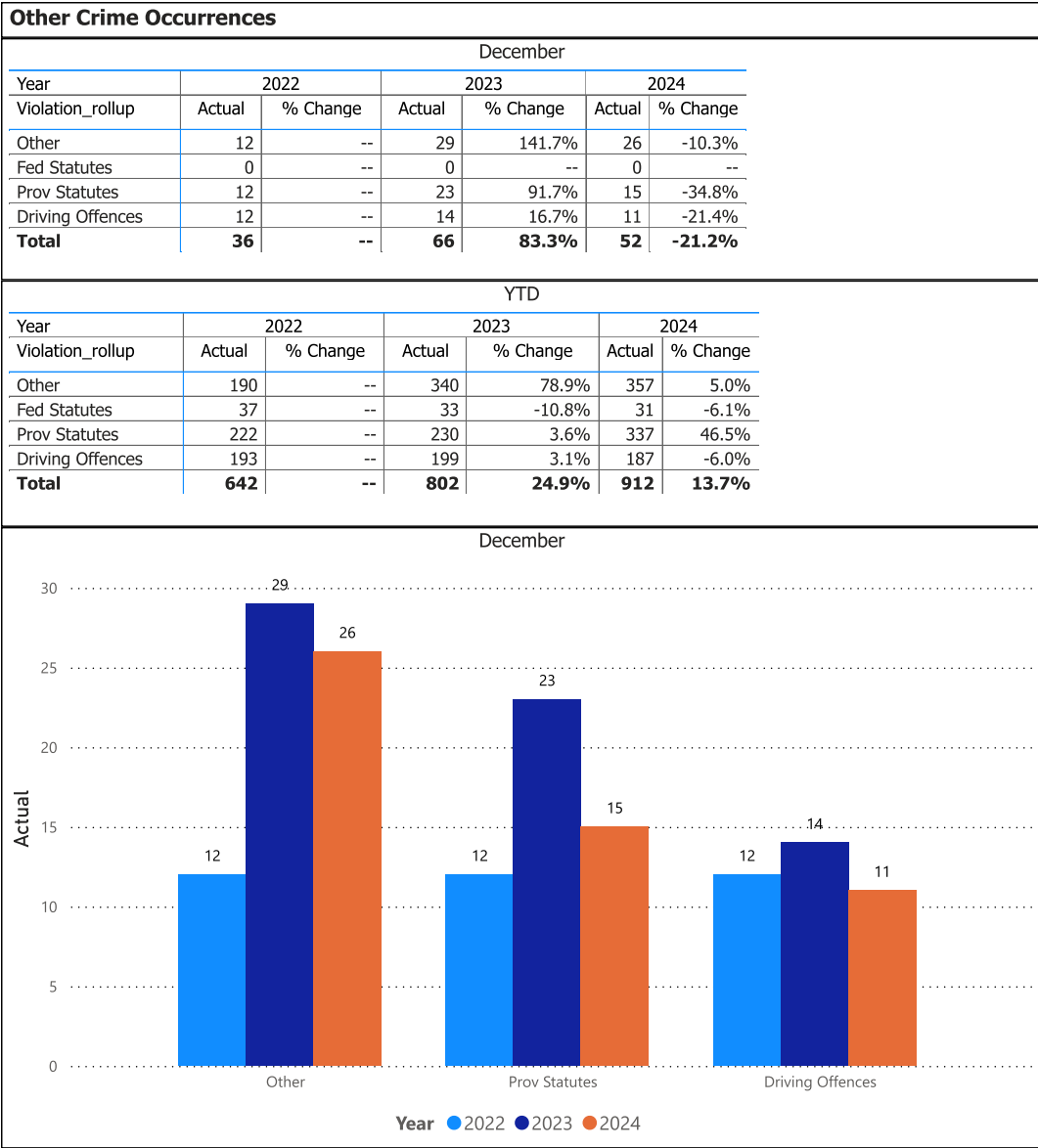
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Area(s): ALL

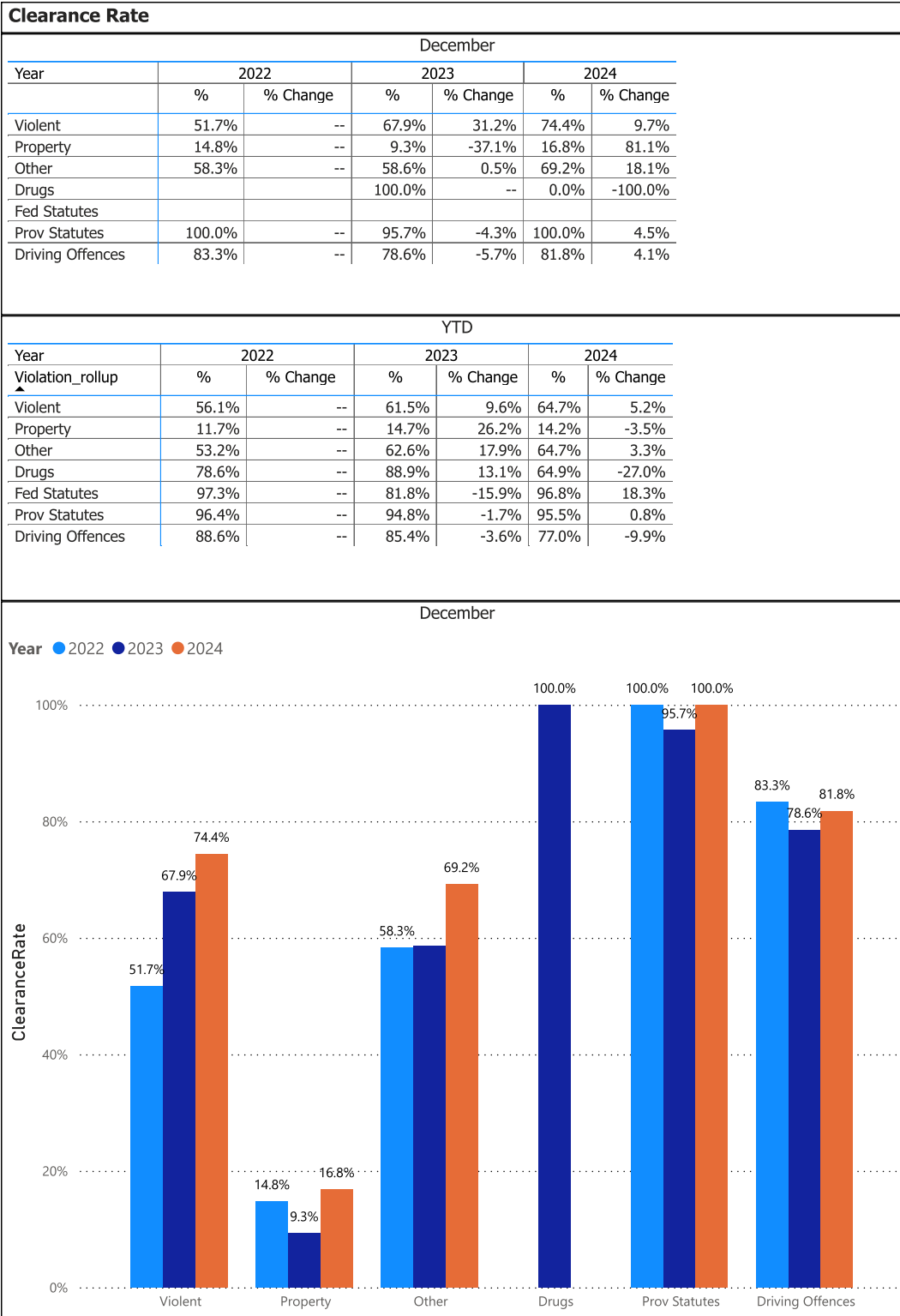
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OPP Detachment Board Report
Records Management System
December 2024



**OPP Detachment Board Report
Records Management System
December 2024**



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

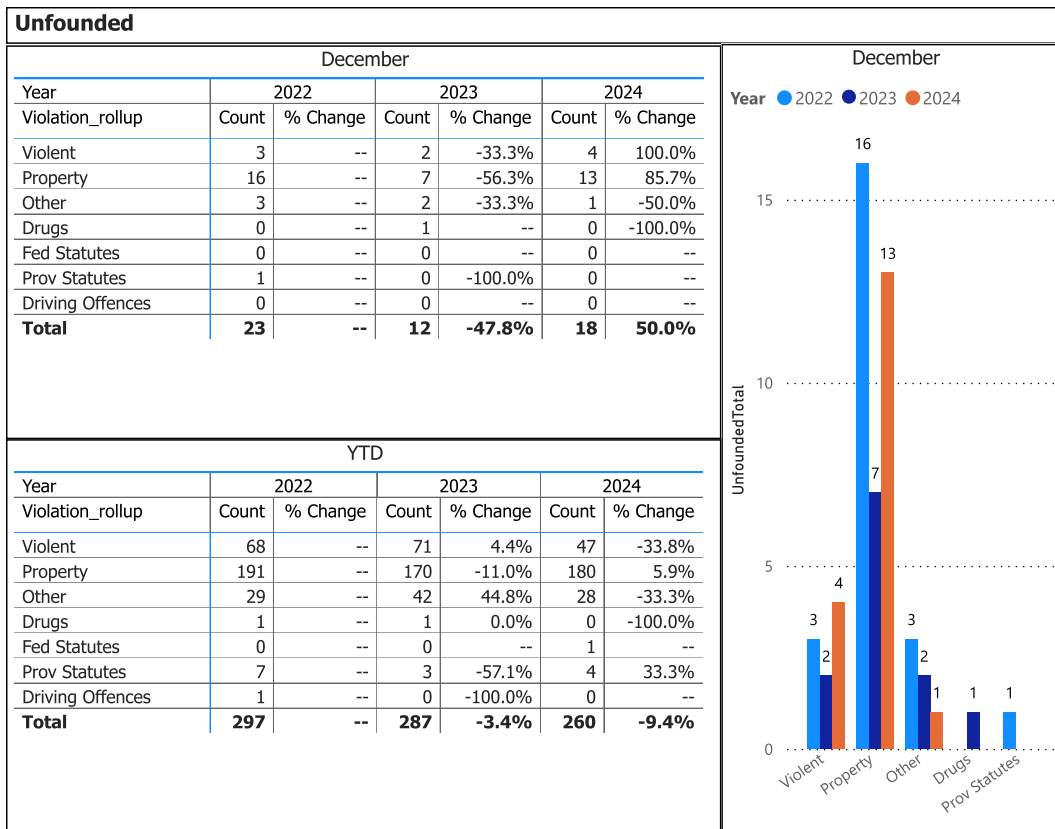
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Area(s): ALL

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**OPP Detachment Board Report
Records Management System
December 2024**



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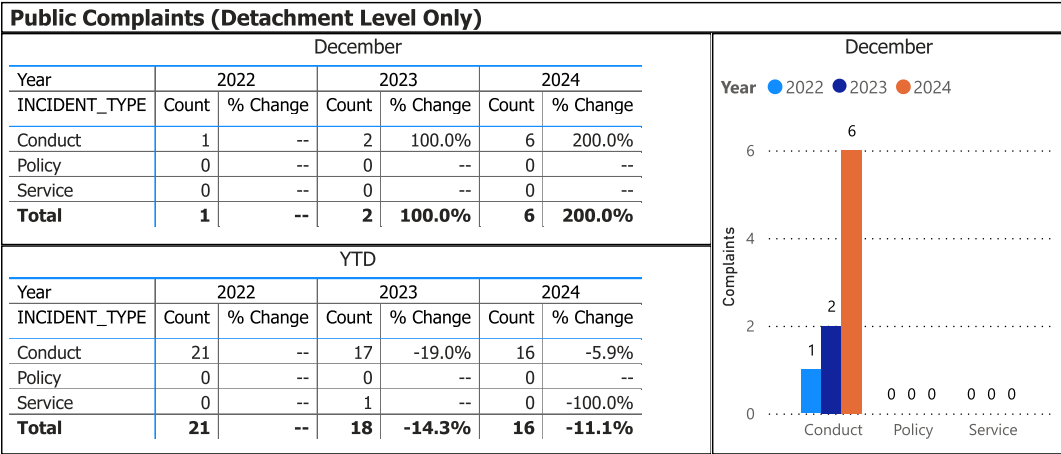
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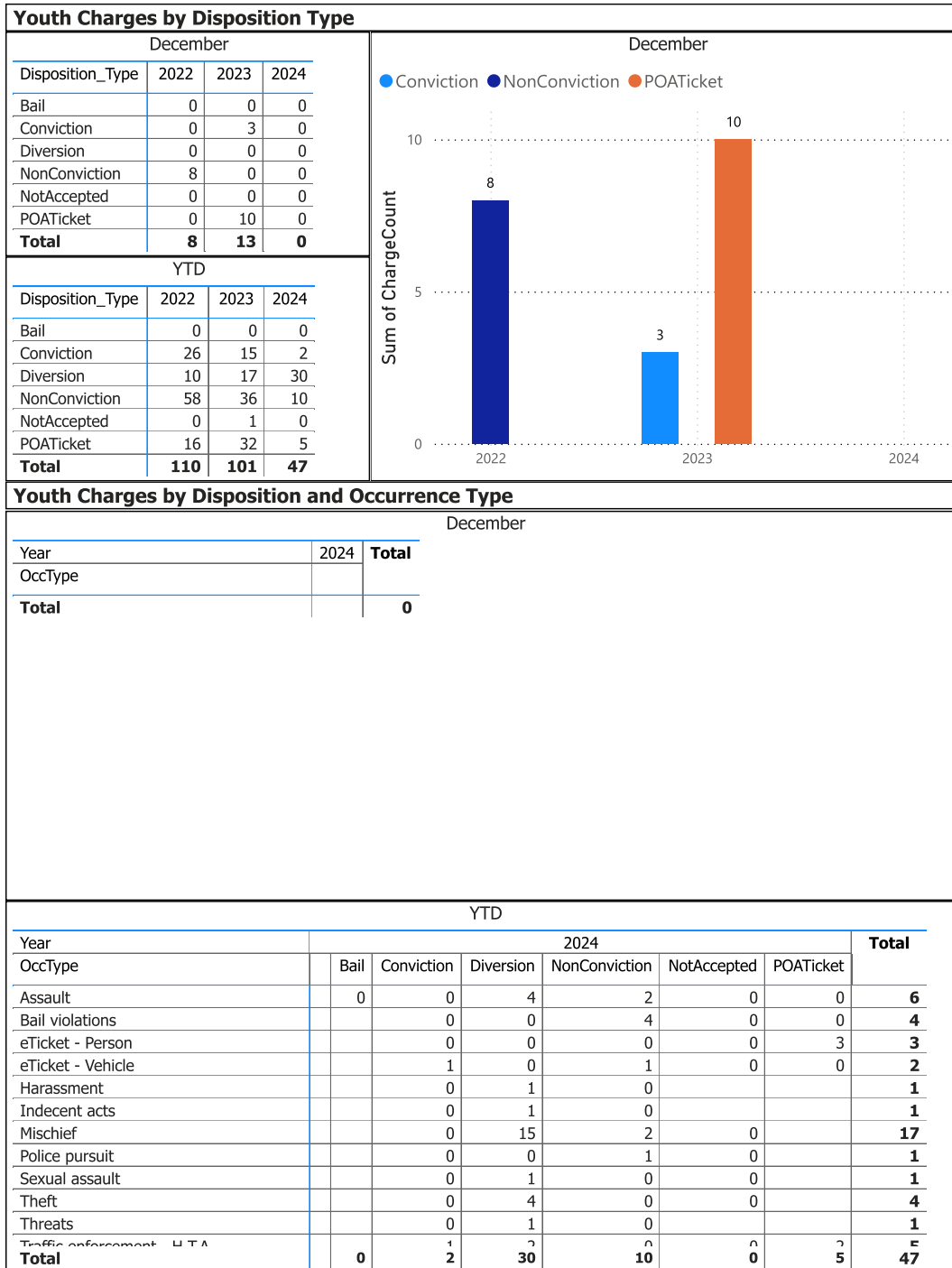
Report Generated on:

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OPP Detachment Board Report
Records Management System
December 2024



OPP Detachment Board Report Records Management System December 2024



The tables and chart on this page present summarized youth charges by disposition and occurrence type that have been recorded in the OPP Niche RMS application. Of note... the Niche data sourced for this report page only lists youth charges that have had a disposition type entered against them. Therefore, please be aware that the counts of youth charges entries on this report page are under stating the potential sum of youth charges that are in OPP Niche RMS.

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

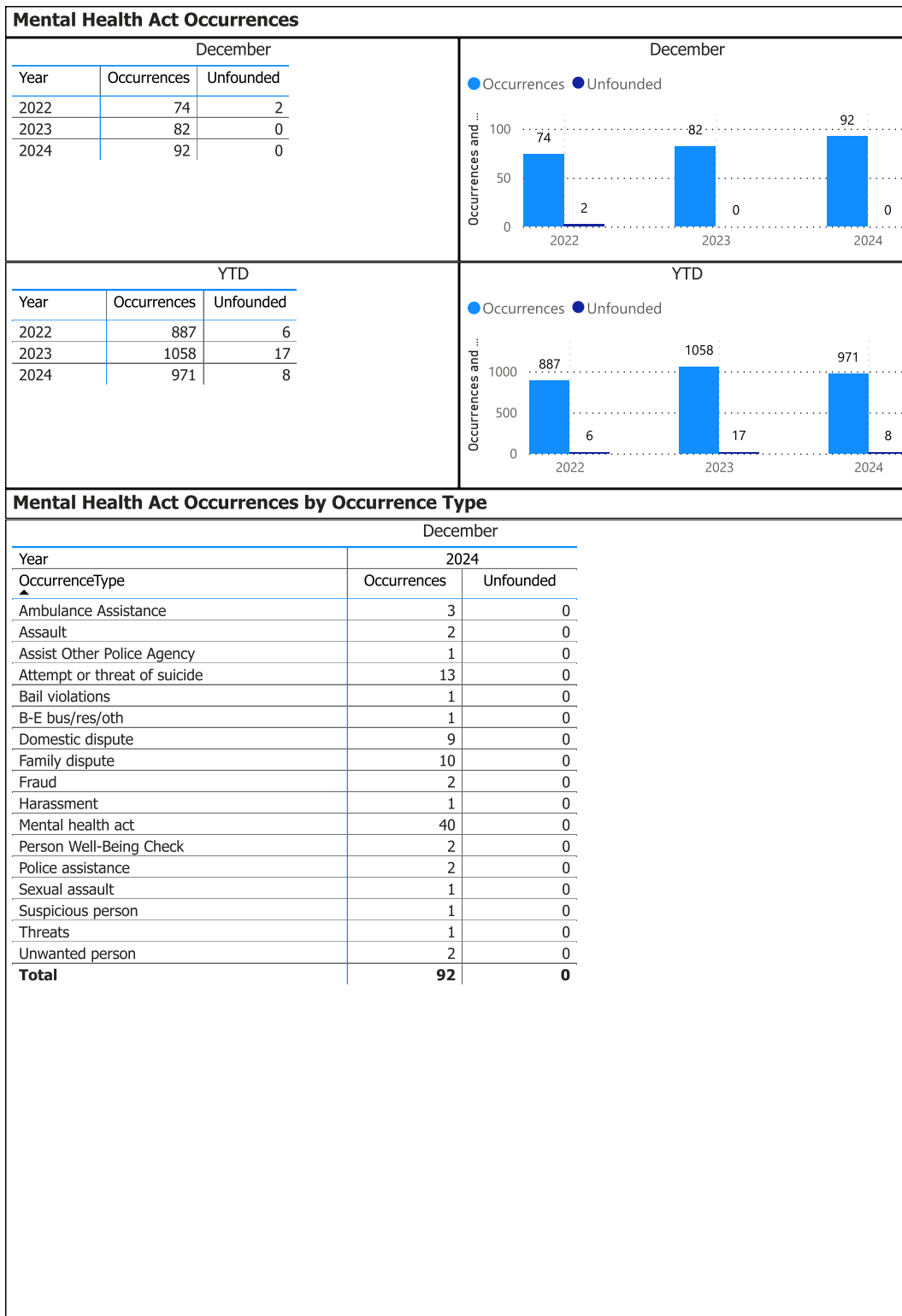
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Area(s): ALL

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OPP Detachment Board Report Records Management System December 2024



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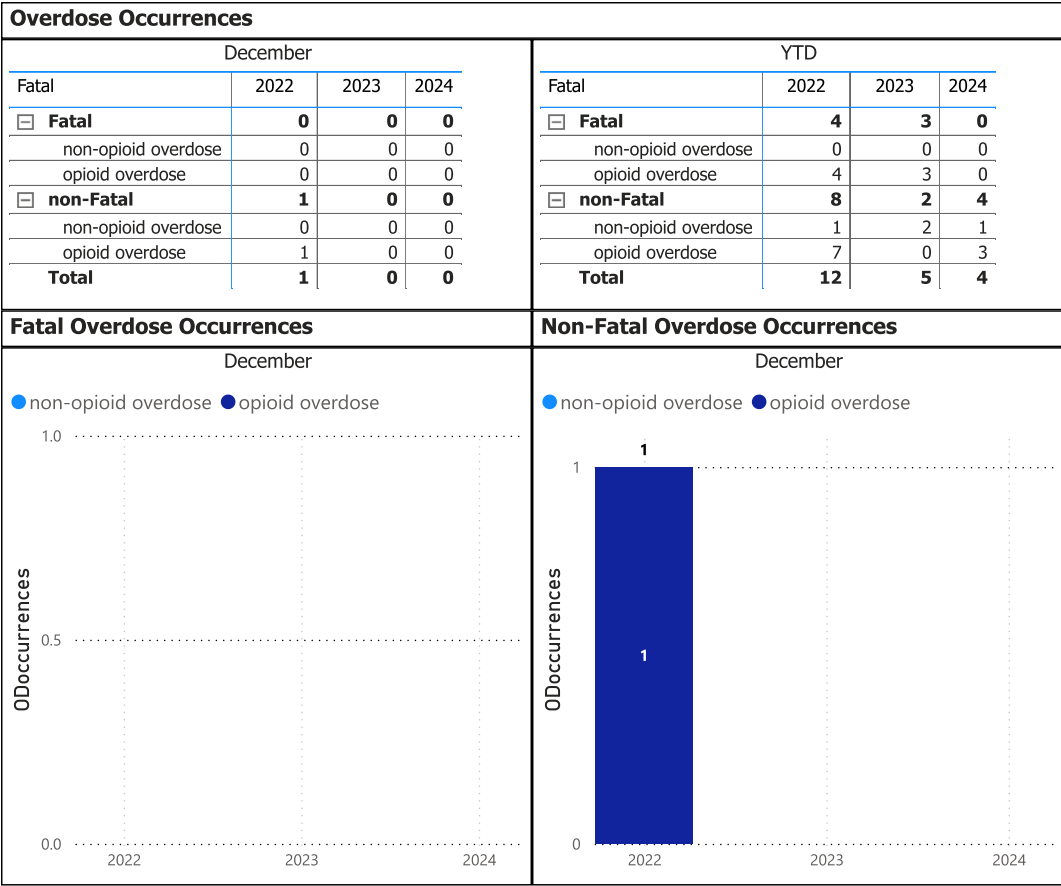
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Area(s): ALL

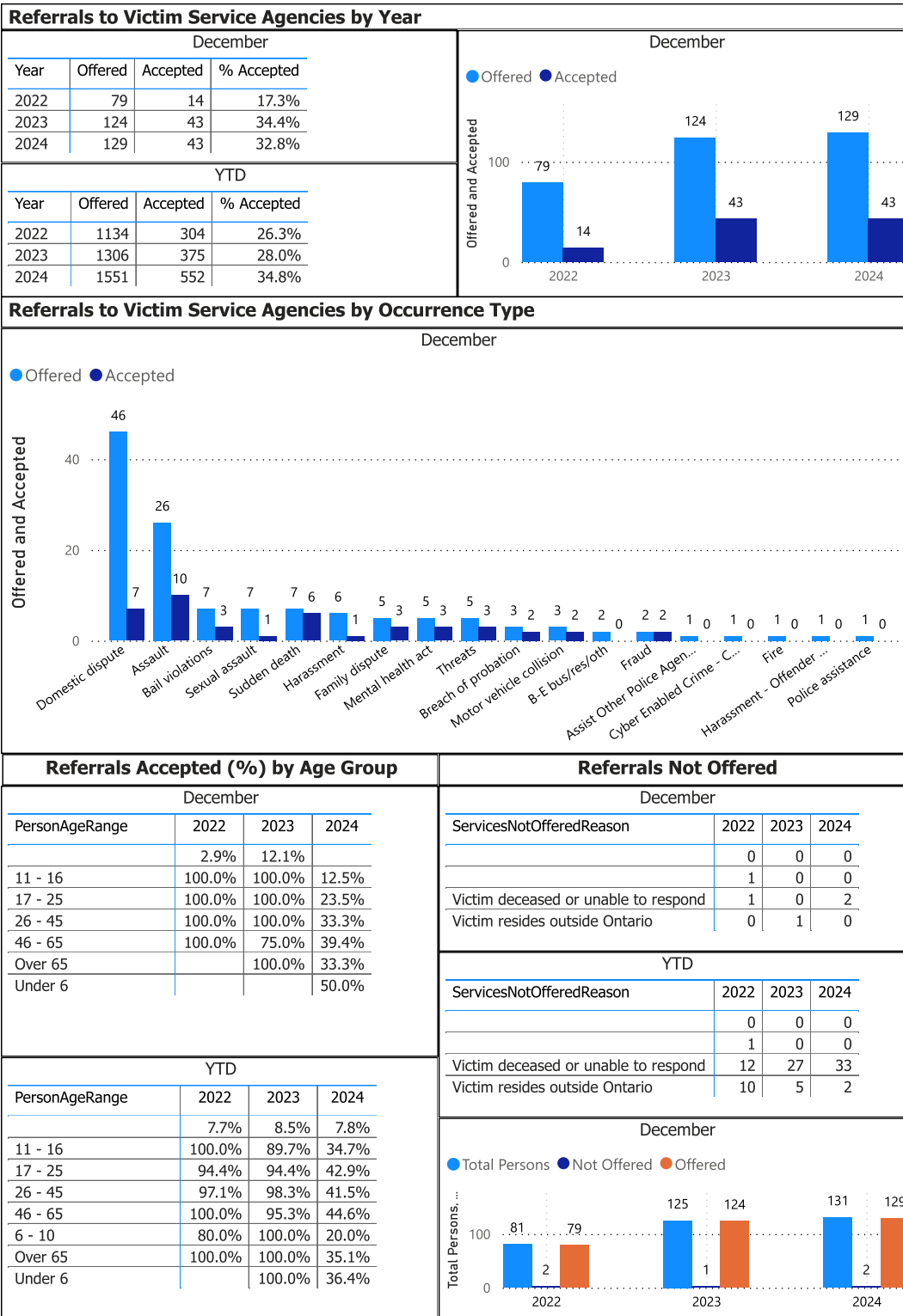
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OPP Detachment Board Report
Records Management System
December 2024



OPP Detachment Board Report Records Management System December 2024



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

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Area(s): ALL

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27-Jan-2025

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Contacts

In an emergency DIAL 911

You can also call
1 888 310 1122
1 888 310 1133 (TTY)
Anywhere in Ontario, 24-hour toll free

Non-emergency calls

Please call
1 888 310 1122
1 888 310 1133 (TTY)
Anywhere in Ontario, 24-hour toll free

County of Wellington OPP Detachments

Centre Wellington Operations Centre

371 Charles Allan Way,
Fergus, ON N1M 2W3
Non-Emergency 519-846-5930
Fax 519-846-5460

South Wellington Operations Centre

5145 Wellington Road 27,
Rockwood, ON N0B 2K0
Non-Emergency 519-856-1506
Fax 519-846-2327

North Wellington Operations Centre

6725 Wellington Road 109,
Palmerston, ON N0G 2P0
Non-Emergency 519-343-5770
Fax 519-343-5780

OPP General Headquarters

Ontario Provincial Police
General Headquarters
Lincoln M. Alexander Building
777 Memorial Avenue
Orillia, ON
L3V 7V3

General inquiries: 705 329-6111
8:00 am to 4:00 pm, Monday to Friday



www.opp.ca



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Riverbend Park Inc.

Instrument type: Environmental Compliance Approval (sewage)
(/taxonomy/term/375)

ERO (Environmental Registry of Ontario) number	025-0387
Ministry reference number	2106-DEWH8K
Notice type	Instrument
Act	Environmental Protection Act, R.S.O. 1990
Posted by	Ministry of the Environment, Conservation and Parks
Notice stage	Proposal
Proposal posted	April 11, 2025
Comment period	April 11, 2025 - May 26, 2025 (45 days) Open
Last updated	April 11, 2025

This consultation closes at 11:59 p.m.
on:
May 26, 2025

Proposal summary

This proposal is for a new Environmental Compliance Approval (sewage) for modifications to existing sewage works systems servicing facilities at Riverbend Park, located at 4838 Pioneer Trail, Puslinch, Ontario.

Location details	Site address
	4838 Pioneer Trail Puslinch , ON Canada

Site location details

Riverbend Park

Site location map

The location pin reflects the approximate area where environmental activity is taking place.

[View this location on a map](https://maps.google.com/?q=43.499574,-80.25009) [\(https://maps.google.com/?q=43.499574,-80.25009\)](https://maps.google.com/?q=43.499574,-80.25009)

Proponent(s)

Riverbend Park Inc.
265 Rimrock Road, Unit 218
Toronto, ON
M3J 3C6
Canada

Proposal details

This proposal is for a new Environmental Compliance Approval (sewage) for modifications to existing sewage works systems servicing facilities at Riverbend Park, located at 4838 Pioneer Trail, Puslinch, Ontario.

The Park has a total of 93 existing sites and 168 sites permitted. The existing sewage systems serving the park are reaching the end of their useful lifespan and require replacement. The daily design sanitary sewage flow for Riverbend Park is approximately 74,000 litres per day. The proposed replacement of the existing sewage systems includes the installation of an advanced tertiary sewage treatment system (BNA) designed to treat the peak daily flow of up to 72,400 litres per day, with the remaining residence flows being treated by the existing conventional sewage system.

The proposed tertiary sewage treatment system will incorporate nutrient reduction for total ammonia nitrogen and phosphorus, along with UV (ultraviolet) disinfection to meet required effluent quality standards. The

treated sewage effluent will be directly discharged into a culvert that leads to the Speed River. The proposed system includes multiple components, including but not limited to:

- two equalization tanks
- primary and secondary treatment tanks
- a phosphorus removal system
- tertiary filtration

The treatment process will ensure that the effluent meets all applicable regulatory requirements.


Supporting materials

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Client Services and Permissions Branch
135 St Clair Ave West
1st Floor
Toronto, ON
M4V 1P5
Canada

 **416-314-8001 or 1-800-461-6290**

Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)

Submit by mail

Client Services and
Permissions Branch

Client Services and Permissions
Branch

135 St Clair Ave West

1st Floor

Toronto, ON

M4V 1P5

Canada

Connect with US

Contact

Client Services and
Permissions Branch



416-314-8001 or 1-800-461-6290



enviroperrmissions@ontario.ca



COUNTY OF WELLINGTON

KIM COURTS
DEPUTY CLERK
T 519.837.2600 x 2930
F 519.837.1909
E kimc@wellington.ca

74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

April 24, 2025

Wellington County
Member Municipality Clerks

Amanda Knight, Township of Guelph/Eramosa
Nina Lecic, Town of Erin
Kerri O'Kane, Township of Centre Wellington
Larry Wheeler, Township of Mapleton
Annileene McRobb, Town of Minto
Karren Wallace, Township of Wellington North
Justine Brotherston, Township of Puslinch

Sent via email:

aknight@get.on.ca
nina.lecic@erin.ca
kokane@centrewellington.ca
LWheeler@mapleton.ca
annileene@town.minto.on.ca
kwallace@wellington-north.com
jbrotherston@puslinch.ca

Good afternoon,

At its meeting held on April 24, 2025, Wellington County Council approved the following recommendation from the Planning Committee:

That pursuant to section 26 of the Planning Act, County Council declares that Official Plan Amendment 126 – Urban Boundary Expansions (a) conforms with the Greenbelt Plan; (b) has regard for matters of provincial interest in section 2 of the Planning Act; and (c) is consistent with the Provincial Planning Statement; and

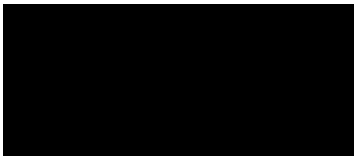
That a by-law adopting County of Wellington Official Plan Amendment 126 be approved; and

That the County Clerk forward the report to the Ministry of Municipal Affairs and Housing and to Member Municipalities.

Please find enclosed the County Official Plan Review – OPA 126 Recommendation Report.

Should you have any questions, please contact Sarah Wilhelm, Manager of Policy Planning at 519.837.2600 Ext. 2130 or sarahw@wellington.ca.

Respectfully,



Kim Courts
Deputy Clerk



Committee Report

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, April 10, 2025
Subject: County Official Plan Review – OPA 126 Recommendation Report



PLANWELL

1.0 Purpose

This report seeks Council's adoption of proposed Official Plan Amendment 126 (OPA 126) set out in Appendix A. The report provides highlights of the amendment and the results of the community engagement process.

2.0 Overview

- This County-initiated amendment identifies urban boundary expansions in Centre Wellington, addresses County-wide policy updates related to growth, and other policy and housekeeping changes.
- OPA 126 is the fourth of a series of amendments to the County's Official Plan as part of the Official Plan Review under section 26 of the Planning Act.
- This amendment is based on the forecasts and allocations in the County Official Plan to 2051 which were approved by the Province in July 2024 and are consistent with the 2024 PPS.
- OPA 126 addresses the results of the Land Needs Assessment pertaining to Centre Wellington through urban area expansions to Fergus and Elora-Salem which represent the most feasible and appropriate locations for future growth.
- By addressing the need for urban boundary expansions in Centre Wellington, OPA 126 brings the County's urban expansion work as part of the Official Plan Review to a conclusion. A review of rural growth needs is underway as part of Phase 3B of the Official Plan Review.
- There will be opportunities before 2051 for the County to reconsider the forecasts, allocations and land requirements in Wellington County to maintain a planning horizon within a 20 to 30 year range as part of future County Official Plan review cycles.
- Consultation for Draft OPA 126 included circulations for comments, a statutory open house on March 3, 2025, and a statutory public meeting on March 13, 2025 in accordance with the Planning Act.
- For the reasons outlined in this report, staff recommend that OPA 126 be adopted by County Council and forwarded to the Minister of Municipal Affairs and Housing for a decision.

3.0 Background

The County's ongoing Official Plan Review was launched in 2019 as a joint municipal comprehensive review (MCR) and 5-year review. Since then, municipalities have been inundated with changes to Provincial policies, legislation and regulations. As a result, the County has used a phased approach to the Official Plan Review to be better positioned to respond to changes in Provincial policy direction.

OPA 126 is supported by numerous technical studies, reports and implementing OPAs, including:

3.1 Technical Studies

Urban Structure and Growth Allocations (June 16, 2021) and Amended (January 31, 2022)

Land Needs Assessment Report (August 29, 2022)

Urban Boundary Expansion Review Framework (February 2024)

Minimum Distance Separation Study for Centre Wellington SABE (June 2024)

Agricultural Impact Assessment for Centre Wellington SABE (September 2024)

3.2 County Reports

PD2021-06	Employment Area Conversions
PD2021-16	Alternative Intensification Target
PD2021-21	Consultation and Engagement Overview
PD2021-30	Municipal Feedback
PD2022-07	Growth Forecasts and Allocations
PD2022-11	Draft Land Needs Assessment
PD2022-17	Consultation and Engagement Overview #2
PD2022-20	Land Needs Assessment
PD2023-09	Urban Expansion Requests
PD2024-08	Urban Boundary Expansion Review
PD2024-40	OPA 126 Urban Boundary Expansions

3.3 Township of Centre Wellington Reports

PLN2024-34	Greenfield Density and Intensification Target Preferred Scenario
PLN2024-35	Centre Wellington Recommended Settlement Area Boundary Expansions
PLN2024-38	Settlement Area Boundary Expansion Recommendation Report
PLN2025-19	Municipal Endorsement of County of Wellington OPA 126

3.4 County-initiated Implementing OPAs

OPA 119 County Growth Structure – Provincial approval granted

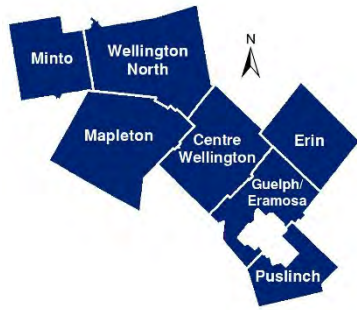
OPA 120 County Growth Forecast – Provincial approval granted

OPA 123 Future Development Lands – Provincial decision pending

Each of these documents were made available for public review through the Official Plan Review project webpage (www.wellington.ca/planwell). There are many more reports which are also available for review related to OPA 119, OPA 120 and OPA 123, plus those providing commentary on various provincial planning initiatives.

4.0 Summary of OPA 126

Official Plan Amendment 126 revises the Official Plan as part of Urban Phase 3A of the County's Official Plan Review. The proposed amendment addresses the following key areas:

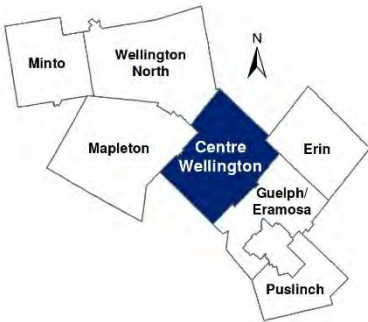


County-wide

- Policy changes related to intensification and density targets, new policies for phasing of new growth and agricultural impact mitigation, and scoped 2024 Provincial Planning Statement updates (further PPS conformity exercise is pending).
- Housekeeping changes to replace Sourcewater Protection Schedules and delete duplicate policies.

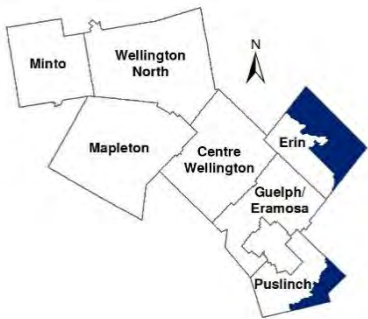
Centre Wellington

- Expansion of the urban area boundaries of Fergus and Elora-Salem and identification of new Designated Greenfield Area and Employment Area lands.
- Addition of greenfield area density targets for lands being added to Fergus and Elora-Salem.
- Addition of policies to support potential future expansion of livestock facilities near the Employment Area expansion lands south of Fergus and Elora-Salem.
- Removal of local planning policy in Centre Wellington for Community Planning Study Area.
- Removal of Fergus urban expansion lands and a 300 m buffer from segments of the Mineral Aggregate Resource Overlay to the southeast of the current urban boundary.



Greenbelt Plan Area

- Housekeeping changes to update mapping of the Provincially-expanded Greenbelt lands in Erin to reflect the in-effect Greenbelt Protection Countryside and Greenbelt Natural Heritage System and to update text to refer to the Hamlet of Brisbane.
- Housekeeping change to add text to implement Provincial policy direction to maintain policy connections in the Greenbelt Plan to the Provincial Policy Statement (2020) and Growth Plan for the Greater Golden Horseshoe (2019).



5.0 Provincial Policy Review

This amendment is subject to the Provincial Planning Statement, 2024 (PPS) and Greenbelt Plan, 2017.

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. Under section 3 of the Planning Act, decisions affecting planning matters shall be consistent with policy statements issued under the Act. Planning staff are satisfied that OPA 126 is consistent with the 2024 Provincial Planning Statement.

All decisions on planning applications shall conform with the policies in the Greenbelt Plan. The Greenbelt Plan identifies where urbanization should not occur to provide permanent agricultural and environmental protection. Planning staff are satisfied that OPA 126 conforms with the Greenbelt Plan.

For further detail, Appendix B highlights how OPA 126 aligns with key applicable policies of the PPS and Greenbelt Plan.

6.0 Consultation

The consultation for Draft OPA 126 included:

- Circulation to the Ministry of Municipal Affairs and Housing in November 2024
- Circulation to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders in December 2024 and February 2025
- Statutory Open House on March 3, 2025
- Statutory Public Meeting on March 13, 2025

To obtain public feedback, the County provided notification of engagement opportunities through the project email list, website updates and direct mail. Notice of the statutory open house and public meeting was provided in accordance with the Planning Act and advertised in the Wellington Advertiser. Staff reviewed over 40 written submissions which were filed directly in response to OPA 126.

7.0 Comments

An overview of key comments is provided below.

7.1 Open House and Public Meeting

With a total of 86 participants combined, there was a good turnout at the statutory Open House and Public Meeting. Comments related to OPA 126 were largely focused on three areas:

- Requests for additional urban boundary expansions in Centre Wellington.
- Emphasis on using Ministry of Finance projections as the basis for growth forecasts.
- Reconsideration of land needs assessment results.

Further details are provided in Appendix C (Open House Meeting Summary) and Appendix D (Public Meeting Minutes).

7.2 Municipal Comments

As outlined below, our office received comments from the Township of Puslinch and the Township of Centre Wellington. No other comments were received from our Member Municipalities.

Puslinch

Through comments of December 18, 2024 (resolution No. 2024-473) Township Council has requested that the wording of the text added to Greenbelt Policies (Erin and Puslinch) subsection 9.9.3 Relationship to the Official Plan be reviewed to make it clear.

The original wording in OPA 126 is verbatim to the Provincial text added to the Greenbelt Plan:

“A reference in the Greenbelt 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.”

County staff have revised the draft OPA 126 wording so that it now reads as follows:

“Where the Greenbelt Plan contains policy references to the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe, 2019 those policy connections shall continue to apply.”

Centre Wellington

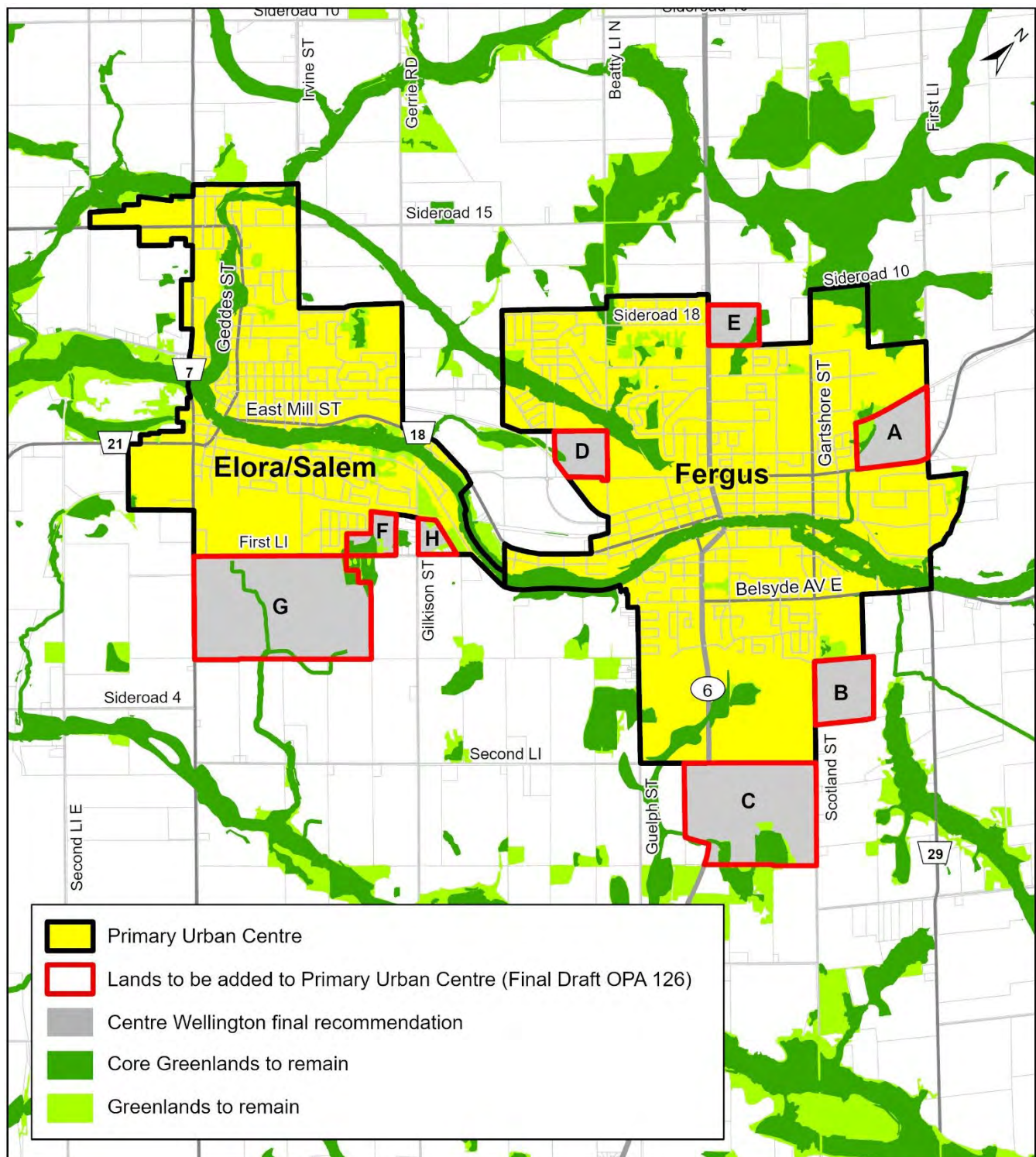
On March 24, 2025, Council for the Township of Centre Wellington passed a resolution to endorse OPA 126 and submit comments outlined in Report PLN2025-19 (Municipal Endorsement of County of Wellington OPA 126). Township Council is supportive of the following:

- Urban boundary expansions put forward through Draft OPA 126, including changes made by the County to address fragmentation of agricultural land and rounding out to ensure logical boundaries.
- No further additions to urban boundaries except for 264 First Line (further discussion below).
- Use of the forecasts and allocations in the Official Plan, including confirmation that the forecasts used by the County meet the 2024 PPS and that there is no requirement for the County to use the Ministry of Finance forecasts at this time.
- An overall density target of 52 people and jobs per hectare for Centre Wellington and separate targets for lands to be added to the Fergus and Elora-Salem Urban Centres.
- Consideration of an additional policy to permit relief from MDS II for future expansion of existing livestock operations that may be impacted by the proposed urban boundary expansion.
- Agreement that the Community Planning Study Area policy be deleted.
- No objection to the removal of the mineral aggregate resource area reflected in OPA 126.

The final Centre Wellington Urban Boundary Expansions are identified in Figure 1 which demonstrates the County and Township are in alignment.

OPA 126 has been revised to address the Township's comments related to density targets and MDS II relief (see Section 9.0 for detail).

Figure 1 Centre Wellington Urban Boundary Expansions
OPA 126 Alignment with Final Township Council Recommendation

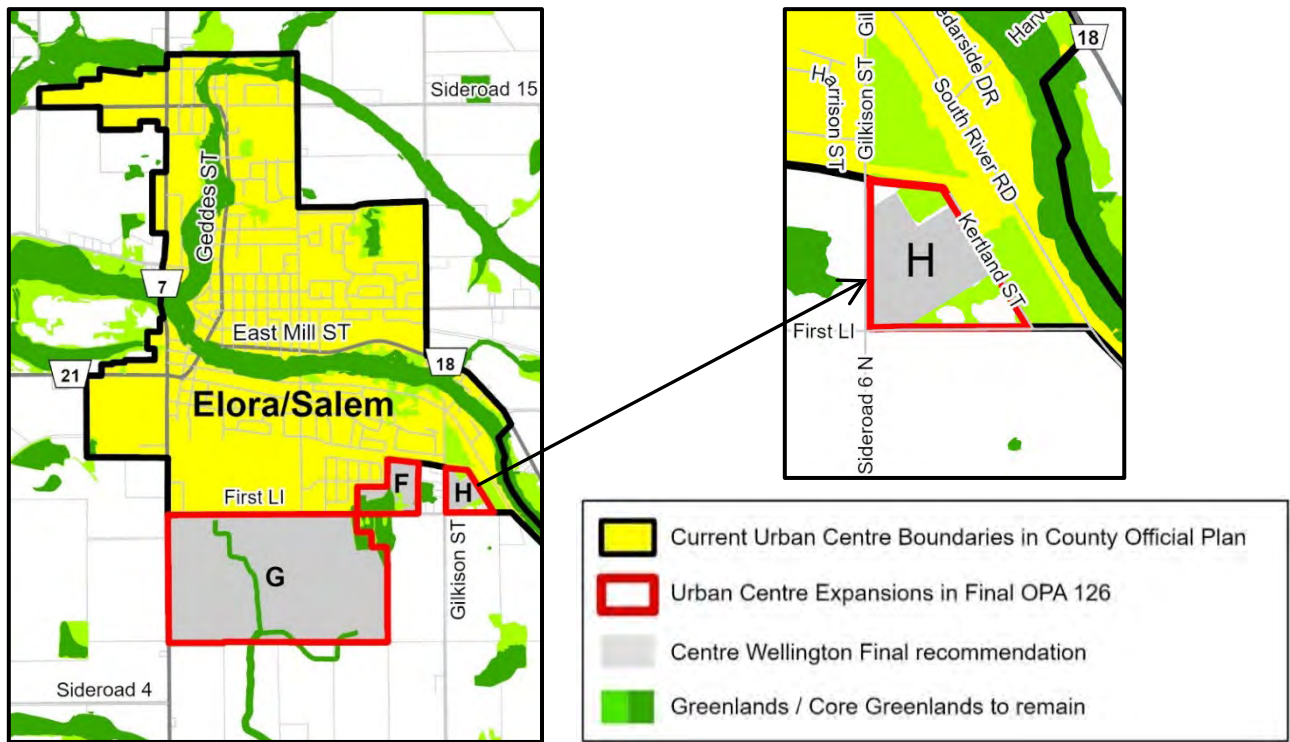


The amendment has also been revised to add 264 First Line to the urban boundary of Elora-Salem recommended by the Township (see Figure 1, Area H above). This parcel is proposed for a privately serviced estate residential development with approximately 10 lots.

Historically, the parcel was included within the Aboyne Village Plan 88 and is the only parcel within that Plan that is not already in the urban centre.

As part of Area H, the County has also included parcels to the east and west of 264 First line for a more logical boundary (see Figure 2 below). The additional lands added by the County are the white and green areas within the red outline, whereas 264 First Line is the grey area. While this change isn't covered in the Township resolution it is similar to other rounding out areas previously included in the amendment. Staff consider this a minor change as development is very limited due to the small size of the parcels, the presence of existing single detached dwellings and the constraints associated with significant woodlands protected by a Greenlands Official Plan designation.

Figure 2 264 First Line Detail



7.3 Adjacent Municipality Comments

Comments of January 15, 2025 received from the City of Guelph did not trigger any changes to OPA 126 (see Appendix E for more details).

7.4 Indigenous Communities

No changes to OPA 126 were requested as a result of comments received from the Chippewas of Kettle and Stony Point First Nation and Chippewa of the Thames First Nation. Staff met with Six Nations of the Grand River regarding OPA 126 and ongoing discussions are anticipated.

Staff received comments from Mississaugas of the Credit First Nation (MCFN) more broadly focused on the Official Plan Review than on OPA 126. Staff met with MCFN and as these comments have a County-wide focus, they will be considered further through the ongoing Official Plan Review. Staff will continue to engage with MCFN.

7.5 Agencies – Conservation Authorities

No changes to OPA 126 were requested as a result of comments from Saugeen Conservation, Conservation Halton and Grand River Conservation Authority (GRCA). Detailed comments from GRCA (summarized in Appendix E) address matters to be further considered as part of the implementation of approved urban expansions and the review of future development applications.

7.6 Agencies – Other

Enbridge Gas has no objections to OPA 126.

The Wellington Catholic District School Board comments highlighted a proposal for an affordable housing development together with a school and childcare facility (see Appendix E).

7.7 Public and Stakeholder Comments

The public and stakeholder comments received through the circulation of OPA 126 and the staff responses are included as Appendix E. Full written comments are available in the project file. Comments were largely focused on the following:

- Requests for revisions to include additional lands within the proposed Elora-Salem and Fergus urban expansion areas.
- Support for proposed urban expansion areas reflected in the draft amendment.
- That Ministry of Finance projections should be used as the basis for growth forecasting and that the results of the land needs assessment underestimate the amount of urban expansion land needed for residential growth.
- That the Community Planning Study Area policy in Centre Wellington should not be removed.
- The impact of removals from the Mineral Aggregate Resource Overlay.

Staff do not agree with the interpretation of the 2024 PPS that the Ministry of Finance projections are required to be used at this time. Staff also continue to support the expertise and professional opinions of the project consultants (Watson and Associates) regarding the County's Land Needs Assessment and the supplemental density scenario recommended by the Township of Centre Wellington.

The 2024 PPS now requires the County to ensure that sufficient land is made available to meet projected needs for a time horizon between 20 and 30 years. As a result, there will be opportunities before 2051 to reconsider the forecasts, allocations and land requirements in Wellington County as part of future County Official Plan review cycles.

8.0 Provincial Comments

As legislatively required, our office circulated draft OPA 126 to the Ministry of Municipal Affairs and Housing. Comments were received from Infrastructure Ontario (IO), a crown agency responsible for the strategic management of the provincial realty portfolio on behalf of the Ministry of Infrastructure (MOI). IO manages several properties within the County of Wellington but had no comments or concerns with OPA 126.

No other Provincial comments were received in response to the circulation.

9.0 Final Draft Official Plan Amendment

The final draft of OPA 126 being recommended in this report may be found in Appendix A. A summary of the recommended changes between the November 14, 2024 Draft and the April 10, 2025 Final Draft of OPA 126 is provided below.

Figure 3 Changes between November 14, 2024 Draft and April 10, 2024 Final Draft OPA 126

Changes to OPA 126	Rationale
To correct the greenfield density target for Centre Wellington	In response to Centre Wellington comments staff have corrected the overall designated greenfield area density target for Centre Wellington from 55 to 52 residents and jobs per hectare.
To add greenfield area density targets for designated greenfield lands being added to Fergus and Elora-Salem	In response to Centre Wellington comments staff have included separate designated greenfield area density targets for lands being added to the Centre Wellington urban centres through OPA 126 (56 people and jobs per hectare for Fergus and 53 people and jobs per hectare for Elora-Salem)
To add 264 First Line to Elora-Salem Urban Centre.	In response to Centre Wellington comments staff have added 264 First Line to the Elora-Salem Urban Centre. For a more logical boundary, the County has included two areas consisting of small, developed parcels with environmental constraints and very limited development potential.
To provide examples of how to mitigate and minimize impact where urban development is adjacent to Prime Agricultural Land.	Based on public input, additional text has been added to OPA 126 to clarify what measures could be used to minimize and mitigate the impact of urban development on nearby agricultural uses.
To add policies to mitigate potential impacts to livestock operations in Centre Wellington.	In response to Centre Wellington comments staff have added policies applicable to the Employment Area expansions south of Fergus and Elora-Salem. The policies provide for future urban development while considering existing livestock operations and potential MDS II relief for expanding livestock facilities.
To revise the proposed sentence to be added to the Greenbelt Plan policies.	In response to Puslinch comments staff have revised the proposed Greenbelt policy text to make it clear.
To add references to the hamlet of Brisbane to Greenbelt policies	County staff have added text references to the hamlet of Brisbane in the Provincially-expanded area of the Greenbelt in Erin, where hamlets are identified in the Official Plan policies.
To change Sourcewater Protection map to remove West Montrose WHPA-E	In response to comments from the County's Risk Management Official, a map has been corrected to no longer identify the West Montrose WHPA-E between Wellington Road 18 and 21 in Centre Wellington (see Schedule "A5" of OPA 126).

Staff also made changes to the Preamble of OPA 126 to remove references the Community Planning Study Area and Mineral Aggregate Resource Overlay removals as housekeeping changes.

10.0 Conclusion

Staff are satisfied that OPA 126 is consistent with the Provincial Planning Statement (2024), has regard for matters of Provincial interest, and is in conformity with the Greenbelt Plan (2017). Public concerns have been considered and addressed. In our opinion, OPA 126 represents good planning and is in the public interest.

11.0 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.

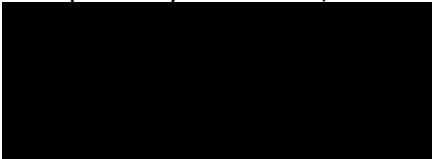
12.0 Recommendation

That pursuant to section 26 of the Planning Act, County Council declares that Official Plan Amendment 126 – Urban Boundary Expansions (a) conforms with the Greenbelt Plan; (b) has regard for matters of provincial interest in section 2 of the Planning Act; and (c) is consistent with the Provincial Planning Statement.

That a by-law adopting County of Wellington Official Plan Amendment 126 be approved.

That the County Clerk forward the report to the Ministry of Municipal Affairs and Housing and to Member Municipalities.

Respectfully submitted,



Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning

In consultation with/approved by:

Aldo Salis, Director of Planning and Development
Scott Wilson, Chief Administrative Officer

Appendix A	Final Draft OPA 126 – Urban Boundary Expansions
Appendix B	Summary – Alignment of Final Draft OPA 16 with Provincial Policies
Appendix C	Public Open House Meeting Summary
Appendix D	Public Meeting Minutes
Appendix E	Summary of Comments and Responses
Appendix F	Urban Boundary Expansion Consideration Requests Received by January 2024 Submission Deadline

Appendix A

Final Draft OPA 126 – Urban Boundary Expansions

AMENDMENT NUMBER 126

TO THE OFFICIAL PLAN FOR THE

COUNTY OF WELLINGTON

April 10, 2025
Final Draft

COUNTY OF WELLINGTON

GENERAL AMENDMENT

**(Centre Wellington Urban Boundary Expansions,
County Growth Targets, Phasing and Other Changes)**

Important Notice: This draft Amendment to the Official Plan for the County of Wellington may be revised after the statutory public meeting at any point prior to County Council's consideration as a result of public input, agency comments, and further review by the County of Wellington.

THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NO. _____

A By-law to adopt Amendment No. 126 to the
Official Plan for the County of Wellington.

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enacts as follows:

1. THAT Amendment Number 126 to the Official Plan for the County of Wellington, consisting of the attached text, maps and explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 20__

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 20__

WARDEN

CLERK

**AMENDMENT NUMBER 126
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN**

INDEX

PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed Amendment including the purpose, location, and background information, but does not form part of this Amendment.

PART B - THE AMENDMENT

The Amendment describes the changes and/or modifications to the Wellington County Official Plan which constitute Official Plan Amendment Number 126.

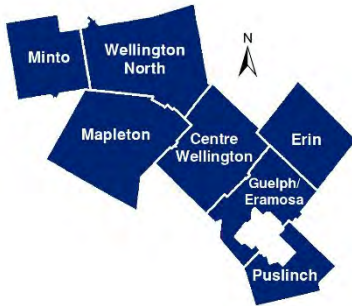
PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A - THE PREAMBLE

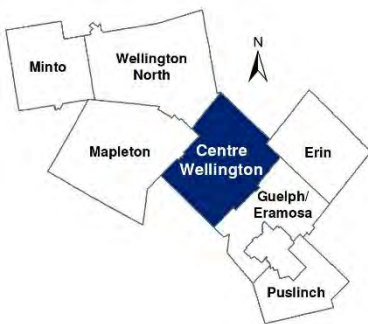
PURPOSE

The purpose of this amendment is to make sufficient urban area land available in Centre Wellington (Fergus and Elora/Salem) to accommodate an appropriate range and mix of land uses in Wellington County over the long-term. The amendment also supports intensification, increased densities and appropriate phasing of growth and development County-wide. This amendment applies to three different geographic areas: County-wide, Centre Wellington and the Greenbelt Plan Area. This amendment will:



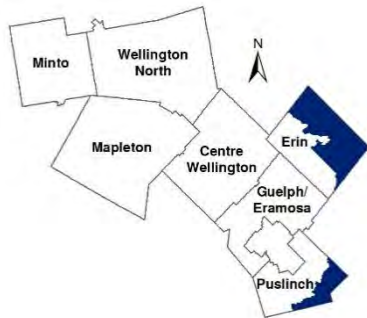
County-wide

- Change policies related to intensification and density targets, add policies for phasing of new growth and agricultural impact mitigation.
- Make scoped 2024 Provincial Planning Statement updates to refer to the new policy document, specify a 20 to 30 year planning period and remove municipal comprehensive review references (a further PPS conformity exercise is pending).
- Make housekeeping changes to mapping and text to replace Sourcewater Protection Schedules and delete duplicate policies.
- Other minor changes.



Centre Wellington

- Expand the urban area boundaries of Fergus and Elora-Salem and identify new Designated Greenfield Area and Employment Area lands.
- Add greenfield area density targets for lands being added to Fergus and Elora-Salem.
- Add policies to support potential future expansion of livestock facilities near the Employment Area expansion lands south of Fergus and Elora-Salem.
- Remove local planning policy in Centre Wellington for Community Planning Study Area.
- Remove Fergus urban expansion lands and a 300 metre buffer from segments of the Mineral Aggregate Resource Overlay to the southeast of the current urban boundary.



Greenbelt Plan Area

- Make housekeeping changes to update mapping of the Provincially-expanded Greenbelt lands in Erin to reflect the in-effect Greenbelt Protected Countryside and Greenbelt Natural Heritage System and update text to refer to the Hamlet of Brisbane.
- Make a housekeeping change to add text to implement Provincial policy direction to maintain policy connections in the Greenbelt Plan to the Provincial Policy Statement (2020) and Growth Plan for the Greater Golden Horseshoe (2019).

LOCATION

The lands subject to the proposed amendment are located within the Township of Centre Wellington. Housekeeping updates to Greenbelt Area mapping apply to the Town of Erin and housekeeping updates to Source Water Protection mapping apply to all local municipalities. Other policy changes apply broadly across the County of Wellington.

BACKGROUND

In September 2019, County Council authorized the Planning and Development Department to proceed with the County Official Plan Review, which includes a Municipal Comprehensive Review (MCR) component under the Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2019 as amended) and a 5-year review component. The Minister of Municipal Affairs and Housing advised that municipalities may choose to use a phased approach, which includes more than one official plan amendment, to achieve conformity with the Growth Plan.

The County Official Plan Review has been primarily focused on the MCR technical work required by the Growth Plan and implemented through the following phased amendments:

OPA 119 (County Growth Structure)

- May 2022 County Council adoption
- May 2024 final Provincial decision via Bill 162

OPA 120 (County Growth Forecast)

- February 2023 County Council adoption
- July 2024 final Provincial decision

OPA 123 (Future Development Lands)

- October 2024 County Council adoption
- November 2024 to Province for a decision

The Province recently concluded a process to streamline and combine the 2020 Provincial Policy Statement (PPS) and 2019 Growth Plan for the Greater Golden Horseshoe (Growth Plan). The 2024 PPS came into effect October 20, 2024 and all land use planning decisions are required to be consistent with its policies.

OPA 126 is the fourth amendment of the County's phased Official Plan Review.

BASIS

This County-initiated amendment is based on the following:

- A detailed review of the County of Wellington's population, household and employment growth forecasts and allocations to 2051 as approved by the Province through OPA 120 in July 2024;
- An in-depth Land Needs Assessment carried out in accordance with the methodology established by the Province, to assess the quantity of land required to accommodate the County's forecasted growth to 2051;
- Results of a further density scenario assessment conducted by the Township of Centre Wellington which increased the overall greenfield density from 47 people and jobs per hectare to 52 people and jobs per hectare (but maintained the intensification rate of 20%).
- Results of the evaluation and overall recommendations for where the Township can most feasibly expand its urban boundaries; and
- An Agricultural Impact Assessment.

This amendment is being processed under Section 26 of the Planning Act.

PUBLIC AND AGENCY INPUT

A Special Meeting of County Official was held in June 2021 for the Official Plan Review.

This Official Plan Amendment (OPA 126) has been informed by previous consultations on the Phase 1 MCR Report: Urban Structure and Growth Allocations and Phase 2 MCR Report: Land Needs Report which included:

- Technical Resource Team (TRT) meetings through 2021
- Ongoing discussions with Ministry of Municipal Affairs and Housing staff
- Virtual Public Information Centre (PIC) to present Draft Phase 1 Report in June 2021
- Virtual Public Information Centre (PIC) to present Draft Phase 2 Report in December 2021
- Circulation of draft Phase 1 Report for comment from June to July 2021 to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Circulation of draft Phase 2 Report for comment from April to May 2022 to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Numerous County Planning Committee reports have documented the results of public consultation and engagement

The direct consultation for OPA 126 included:

- Circulation to the Ministry of Municipal Affairs and Housing in November 2024
- Circulation to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders in December 2024 and February 2025
- Statutory Open House on March 3, 2025
- Statutory Public Meeting on March 13, 2025

Notice of the statutory open house and public meeting was provided in accordance with the Planning Act and advertised in the Wellington Advertiser. To obtain further public feedback, notification of engagement opportunities was provided through the project email list and website updates. County staff received and reviewed over 40 written submissions regarding OPA 126.

PART B - THE AMENDMENT

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text and schedules constitutes Amendment No 126 to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

PART 1 – INTRODUCTION

1. THAT Section 1.2 Wellington County is amended by deleting “89,500 (in 2006)” and replacing it with “100,800 (in 2021)”.
2. THAT Section 1.3 The Plan is amended by adding the text “to 30” to the first sentence of the Section so that it reads as follows:

“This Official Plan is a legal document intended to give direction over the next 20 to 30 years, to the physical development of the County, its local municipalities and to the long term protection of County resources.”

PART 2 – WELLINGTON’S PLANNING VISION

3. THAT Section 2.4 The Province is amended by:
 - a. Deleting the phrase “Provincial Policy Statement” in the last sentence of the first paragraph and replacing it with “Provincial Planning Statement”.
 - b. Deleting the second paragraph in its entirety.
 - c. Deleting the first sentence of the third paragraph in its entirety and replacing it with the following:

“The province has established a Greenbelt Plan which maintains policy connections to the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019, as amended).”

4. THAT Section 2.7 Local Planning is amended by:
 - a. Deleting the fifth paragraph in its entirety and replacing it with the following:

“Local municipalities will also exercise *development* control functions in a manner consistent with the Provincial Planning Statement, Greenbelt Plan, County Official Plan and any local official plans.”
 - b. Adding the following text to the end of the Section:

“Local municipalities will also follow a phasing process for extending and sequencing growth in accordance with Section 3.6 of this Plan.”

PART 3 – WELLINGTON COUNTY GROWTH STRATEGY

5. THAT Section 3.3 Guiding growth is amended by:
 - a. Deleting the word “and” at the end of the eleventh bullet;
 - b. Changing the punctuation at the end of the twelfth bullet from a period to a semi-colon and adding the word “and”;
 - c. Adding a new bullet at the end of the Section which states the following:

“• to establish and implement phasing policies, where appropriate, to ensure that *development* within designated greenfield areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.”
 - d. Deleting the target number of “20” percent and replace it with “15” percent under subsection 3.3.1 Targets – Residential Intensification.
 - e. Adding the following text after the first sentence of Subsection 3.3.1 Targets – Residential Intensification:

“Local municipalities are encouraged to exceed the minimum target and the Township of Centre Wellington and Township of Wellington North are encouraged to exceed a minimum target of 20 percent.”

- f. Adding the following text after the first sentence of subsection 3.3.1 Targets – Greenfield Density:

“All local municipalities are encouraged to exceed the overall minimum density target, and the Township of Centre Wellington is encouraged to exceed an overall minimum density target of not less than 52 residents and jobs per hectare.

Lands added to the *designated greenfield area* of Fergus through Official Plan Amendment 126 will be planned to achieve an overall minimum density target of not less than 56 residents and jobs per hectare.

Lands added to the *designated greenfield area* of Elora-Salem through Official Plan Amendment 126 will be planned to achieve an overall minimum density target of not less than 53 people and jobs per hectare.”

6. THAT a new Section 3.6 Phasing Growth is added as follows:

“3.6 PHASING GROWTH

Local municipalities, in coordination with the County, shall identify the logical and timely extension and sequencing of growth in *designated greenfield areas* as indicated on Schedule A (County Growth Structure). The process for phasing growth in Primary Urban Centres shall include the following:

- a) a Secondary Plan implemented through a County or local Official Plan Amendment;
- b) a County Official Plan Amendment and/or local Official Plan Amendment;
- c) a Growth Management and Phasing Plan approved by a local Council;
- or
- d) a combination of any of the above.

Growth will be phased to address availability, feasibility and plans for staging extensions or improvement of *municipal sewage services, municipal water services*, roads, active transportation, other *infrastructure* and *public service facilities* to support fully serviced and *complete communities* and *employment areas*. Other County or local planning criteria considered appropriate in the circumstances may also apply.

Phasing will sequence *development* to ensure the substantial completion of new community area and *employment areas* before additional community areas and *employment areas* are opened up for development.

Land identified for urban *development* or future urban *development* within primary urban centres may include active *agricultural uses*. Phasing options should be considered to keep lands in agricultural production and leave agricultural infrastructure in place until the land is to be developed.

This policy does not apply to prevent the completion of previously approved development, logical infilling or *development* of a minor nature if the overall intent of this section is met.”

PART 4 – GENERAL COUNTY POLICIES

7. THAT Section 4.2 Economic Development is amended by deleting the phrase “through a *municipal comprehensive review* and” from the first sentence of subsection 4.2.2 Conversion;
8. THAT Section 4.3 Farmland Protection is amended by deleting the phrase “*municipal comprehensive review*” from subsection 4.3.3(b) Policy Direction;
9. THAT Section 4.4 Housing is amended by:
 - a. Adding the phrase “a minimum of” to subsection 4.4.4(b) Greenfield Housing after the phrase “density target of”;
 - b. Removing “strive to” from the beginning of subsection 4.4.4(b)(i) Greenfield Housing;
10. THAT Section 4.6 Impact Assessment is amended by:
 - a. Adding the following subsection heading “4.6.5.1 Rural Development in Prime or Secondary Agricultural Areas” immediately following the heading for subsection 4.6.5 Agricultural Impact Assessment;
 - b. Adding the following subsection:

“4.6.5.2 Urban Development Adjacent to Prime Agricultural Land
Where *development* is proposed in primary urban centres within 300 metres of designated *prime agricultural land*, a Council may require an assessment of the impacts the *development* may have on agricultural activities in the area. An assessment may include methods to minimize and mitigate the impact on *agricultural uses*, having regard for the nature and type of the *agricultural uses* and the sensitivity of the proposed urban land uses.

Examples of such methods may include, but are not limited to, planning and design approaches which maximize the separation between agricultural and non-agricultural uses by considering density, road and lot patterns; and those which provide deterrents to trespassing on farms such as fences, vegetated buffers and berms where warranted.”
11. THAT Section 4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets is amended by:

- a. Deleting the phrase “as part of a *municipal comprehensive review*” from the first sentence of subsection 4.8.2 Primary Urban Centre Expansion Criteria;
 - b. Deleting the phrase “as approved by the Province” and adding the phrase “the phasing policies of Section 3.6,” to subsection 4.8.2(c) Primary Urban Centre Expansion Criteria;
 - c. Deleting the phrase “on a *municipal comprehensive review* and” and replace it with “on the” to the second sentence of subsection 4.8.3 Secondary Urban Centre Expansion;
 - d. Deleting the phrase “on a municipal comprehensive review and” from the third sentence of subsection 4.8.4 Hamlet Expansion;
12. THAT Section 4.9 Water Resources is amended by deleting the remainder of the text which follows the phrase “Please note that the Source Protection Plans are amended from time to time and for an up to date list of a SPP’s specific land use policies, the reader should consult the specific SPP.” from subsection 4.9.5.5 Source Protection Plan Specific Land Use Policies.

PART 9 – LOCAL PLANNING POLICY

13. THAT Section 9.2 Centre Wellington Local Policies is amended by deleting subsection 9.2.5 Community Planning Study Area in its entirety.
14. THAT Section 9.2 Centre Wellington Local Policies, new subsection 9.2.5 is added as follows:

“9.2.5 Fergus and Elora/Salem Fringe Area

Lands added to the Employment Area on Schedule “A” through Official Plan Amendment 126 are planned to contain industrial uses in the future. Where practical, future urban development will be planned to reduce nuisance issues related to odour from existing livestock operations by locating new infrastructure, storage, parking and other appropriate non-sensitive uses closest to the areas of existing livestock operations.

Minimum Distance Separation II (MDS II) relief may need to be considered for potential future expansions to the livestock operations located at 6235 Guelph Street, 6374 Wellington Road 7 and 6340 Wellington Road 7. Zoning relief may be used to consider such expansions to ensure future viability of these operations while also ensuring that expansion is managed so that impacts to urban areas will be mitigated.”

15. THAT Section 9.9 Greenbelt Policies (Erin and Puslinch) is amended by removing the phrase “and hamlet of Ballinafad” from the second sentence of the second paragraph and replacing it with “and the hamlets of Ballinafad and Brisbane.”
16. THAT Section 9.9 Greenbelt Policies (Erin and Puslinch) is amended by adding the following sentence to the end of the first paragraph of subsection 9.9.3 Relationship to the Official Plan:

“Where the Greenbelt Plan contains policy references to the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe, 2019 those policy connections shall continue to apply.”

17. THAT Section 9.9 Greenbelt Policies (Erin and Puslinch), subsection 9.9.7 Settlement Areas to the Official Plan is amended by removing the first sentence of the second paragraph which reads:

“The Greenbelt Plan places settlements into two categories: Towns/Villages, which in Wellington are the designated primary urban centres of Hillsburgh and Erin and the designated secondary urban centre of Morriston; and Hamlets, which in Wellington is the designated Hamlet of Ballinafad. These *settlement areas* are shown on Schedules B2-1 and B7-3.”

And replacing it with the following:

“The Greenbelt Plan places settlements into two categories: Towns/Villages, which in Wellington are the designated primary urban centres of Hillsburgh and Erin and the designated secondary urban centre of Morriston; and Hamlets, which in Wellington are the designated Hamlet of Ballinafad and Brisbane. These *settlement areas* are shown on Schedules B2-1 and B7-3.”

18. THAT Section 9.9 Greenbelt Policies (Erin and Puslinch), subsection 9.9.7 under the Hamlets heading is amended by adding the words “and Brisbane” following the word “Ballinafad”.

PART 15 – DEFINITIONS

19. THAT Part 15 – Definitions is amended by deleting the defined term for “Municipal Comprehensive Review”.

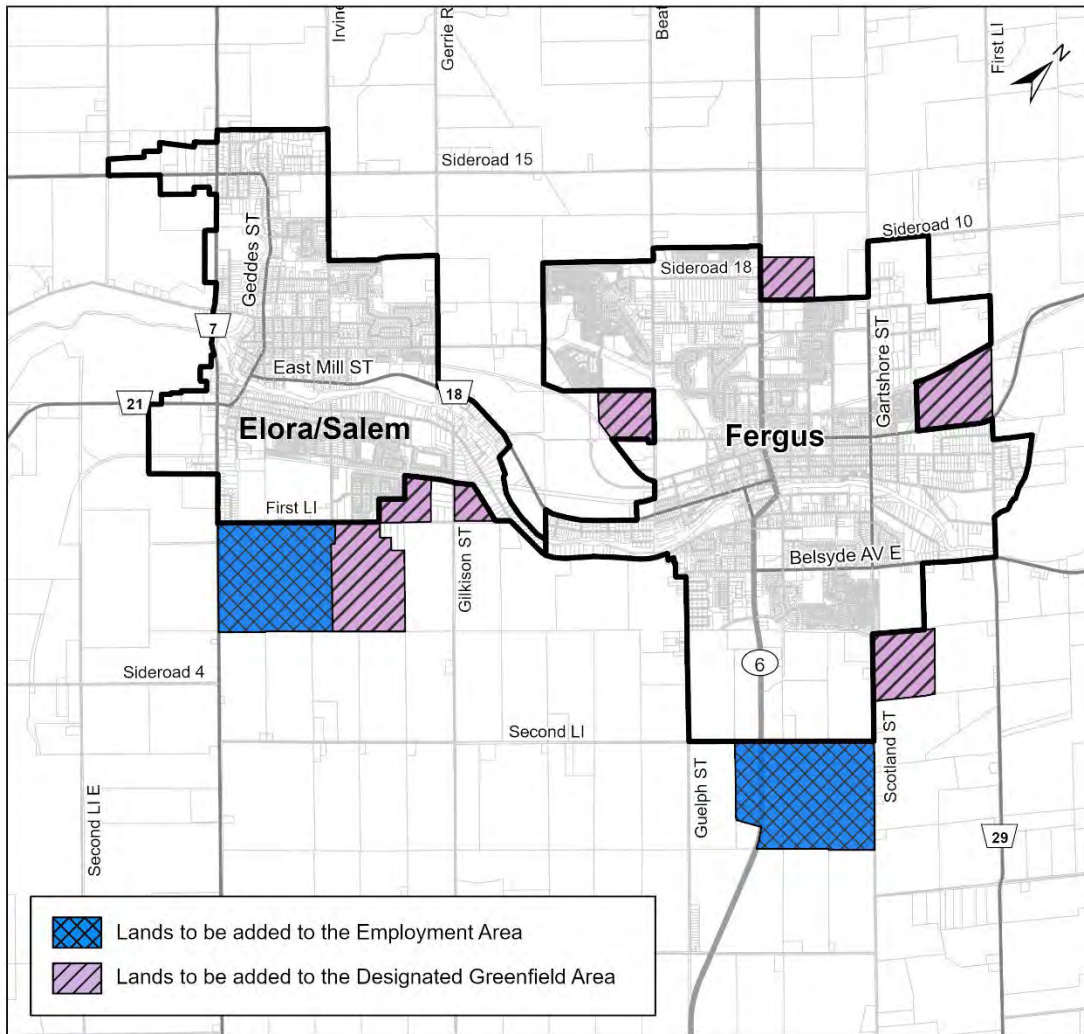
SCHEDULES

1. County Growth Structure Schedule A and Schedule A1 (Centre Wellington) is amended by identifying new Designated Greenfield Area lands and Employment Area lands as shown on Schedule “A-1”.

2. County Land Use Schedule B1 (Centre Wellington) is amended by adding lands to the Primary Urban Centres of Fergus and Elora-Salem as shown on Schedule "A-2". The Greenlands and Core Greenlands designations are to remain unchanged.
3. That any necessary changes to the Schedules and Appendices of the Official Plan be made to reflect the new boundaries of Fergus and Elora-Salem.
4. County Land Use Schedule B1 (Centre Wellington) is amended by removing the Community Planning Study Area as shown on Schedule "A-3".
5. Land Use Schedule B2-1 (Greenbelt Plan - Erin) is amended by identifying the Greenbelt Protected Countryside and Greenbelt Natural Heritage System in accordance with Provincial mapping as shown on Schedule "A-4".
6. Sourcewater Protection Schedule C1 (Centre Wellington), C2 (Erin), C3 (Guelph/Eramosa), C4 (Mapleton), C5 (Minto), C6 (Wellington North) and C7 (Puslinch) in accordance with approved Source Protection Plans as shown on Schedule "A-5", "A-6", "A-7", "A-8", "A-9", "A-10" and "A-11".
7. Mineral Aggregate Resource Overlay Schedule D is amended by removing lands from the Sand and Gravel Resources of Primary and Secondary Significance as shown on Schedule "A-12".

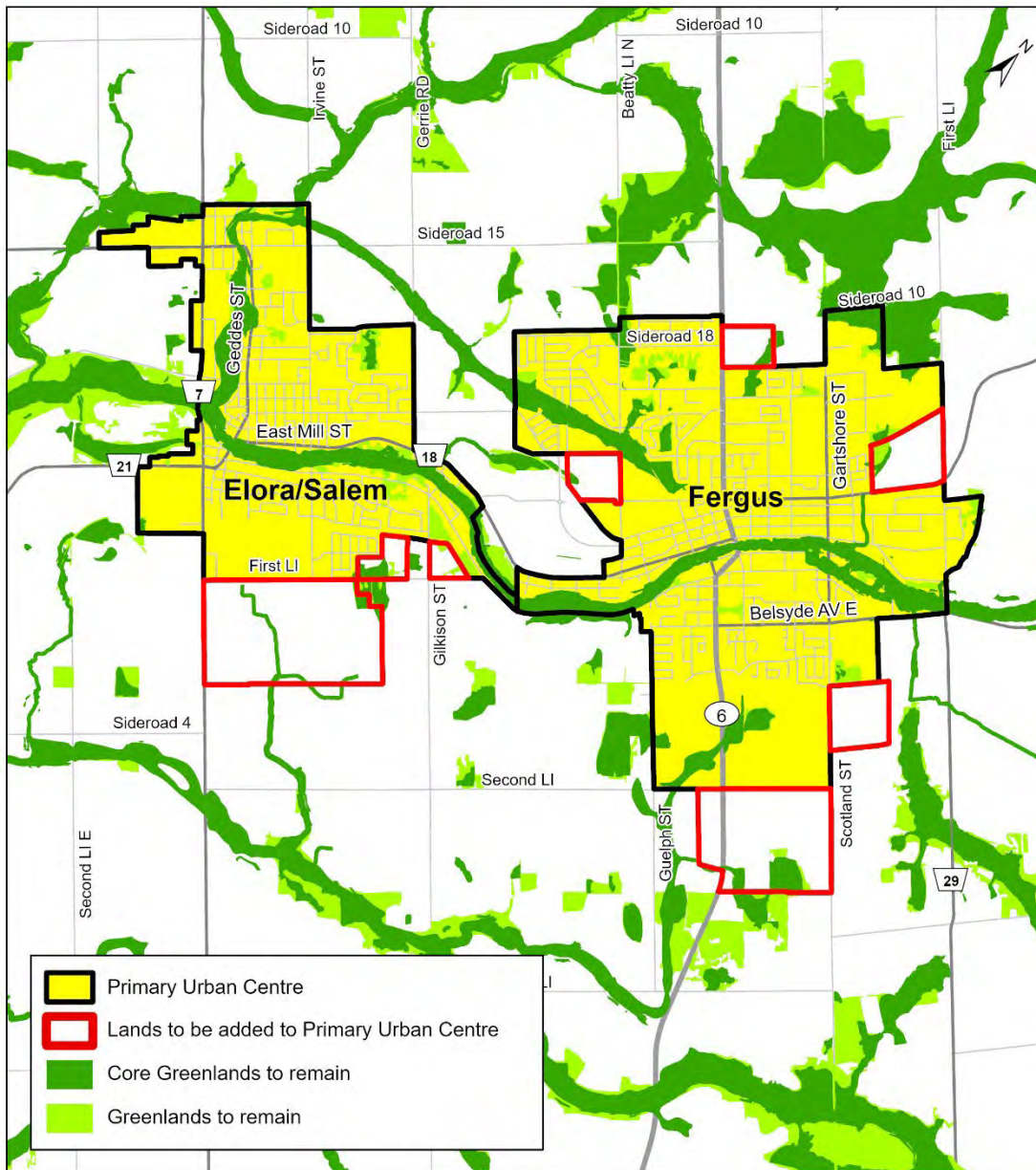
THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE “A-1”
OF
OFFICIAL PLAN AMENDMENT NO. 126

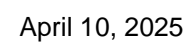


THE CORPORATION OF THE COUNTY OF WELLINGTON

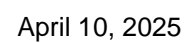
SCHEDULE “A-2”
OF
OFFICIAL PLAN AMENDMENT NO. 126



SCHEDULE "A-3"
OF
OFFICIAL PLAN AMENDMENT NO. 126

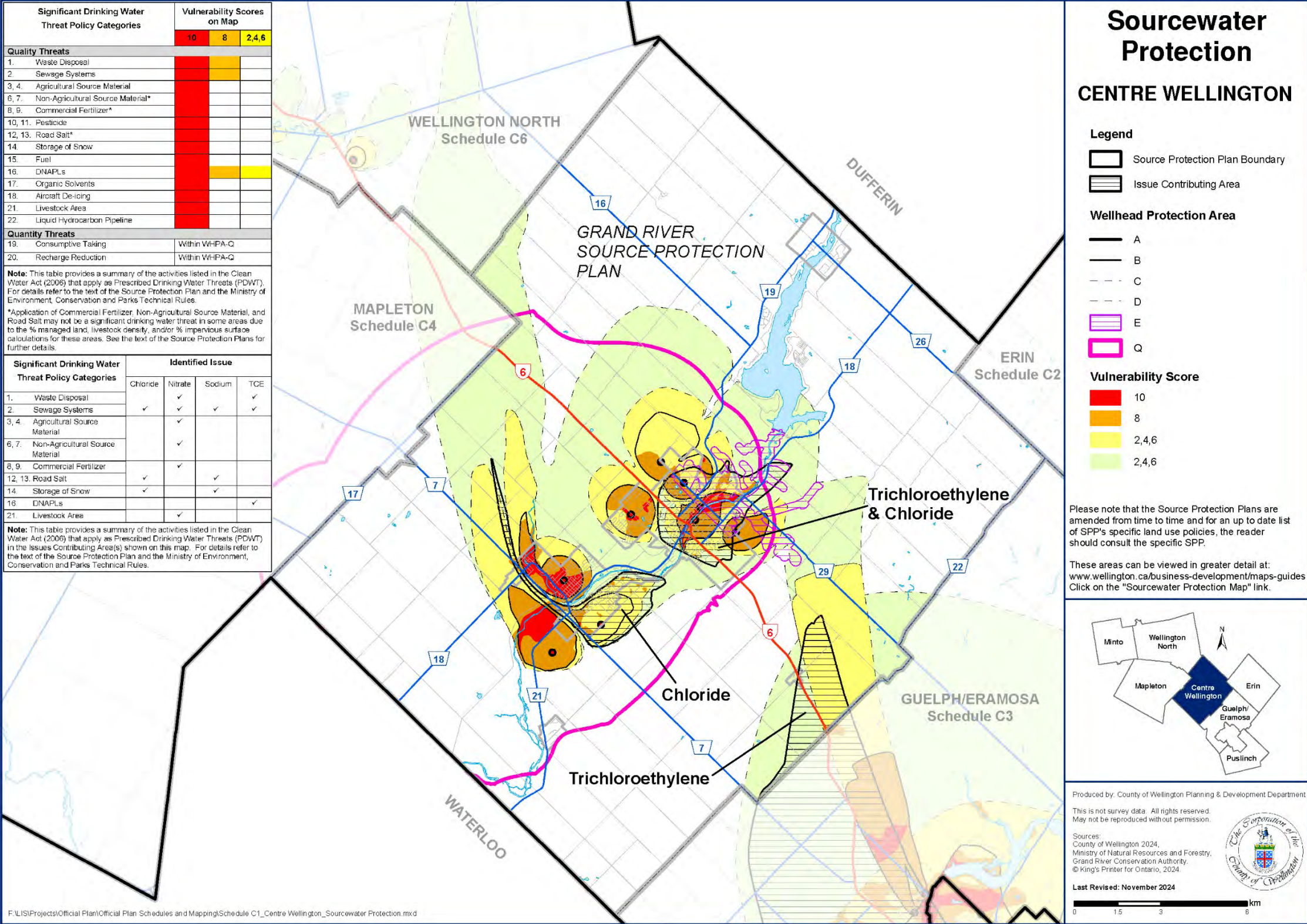


SCHEDULE "A-4"
OF
OFFICIAL PLAN AMENDMENT NO. 126



THE CORPORATION OF THE
COUNTY OF WELLINGTON

SCHEDULE “A-5”
OF
OFFICIAL PLAN
AMENDMENT NO. 126

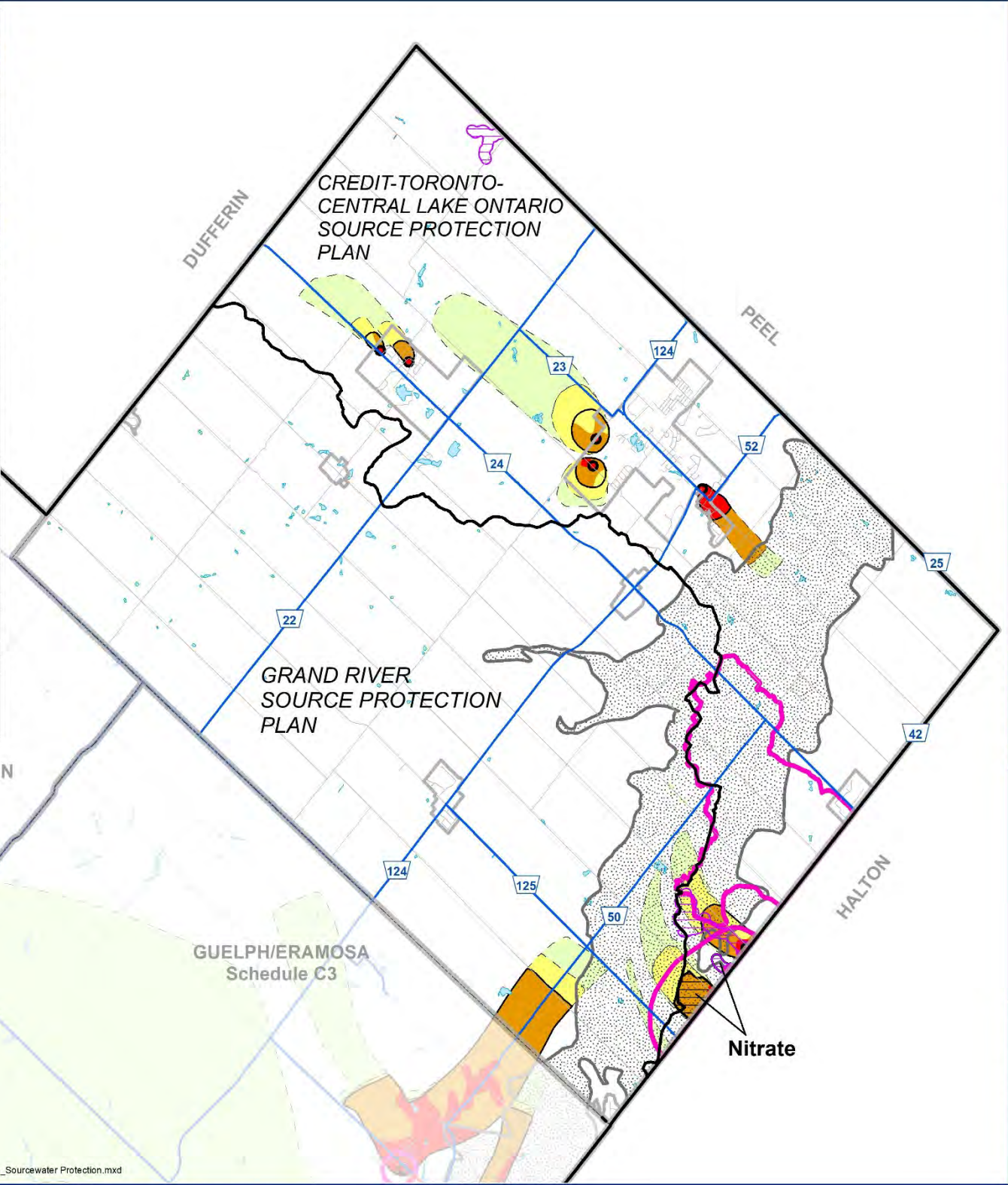
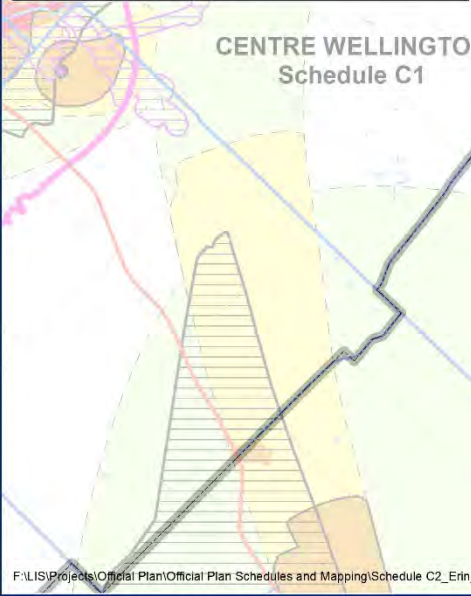


THE CORPORATION OF THE
COUNTY OF WELLINGTON

SCHEDULE “A-6”
OF
OFFICIAL PLAN
AMENDMENT NO. 126

Significant Drinking Water Threat Policy Categories		Vulnerability Scores on Map		
		10	8	2,4,6
Quality Threats				
1.	Waste Disposal			
2.	Sewage Systems			
3, 4.	Agricultural Source Material			
6, 7.	Non-Agricultural Source Material*			
8, 9.	Commercial Fertilizer*			
10, 11.	Pesticide			
12, 13.	Road Salt*			
14.	Storage of Snow			
15.	Fuel			
16.	DNAPLs			
17.	Organic Solvents			
18.	Aircraft De-icing			
21.	Livestock Area			
22.	Liquid Hydrocarbon Pipeline			
Quantity Threats				
19.	Consumptive Taking	Within WHPA-Q		
20.	Recharge Reduction	Within WHPA-Q		
Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT). For details refer to the text of the Source Protection Plan and the Ministry of Environment, Conservation and Parks Technical Rules. *Application of Commercial Fertilizer, Non-Agricultural Source Material, and Road Salt may not be a significant drinking water threat in some areas due to the % managed land, livestock density, and/or % impervious surface calculations for these areas. See the text of the Source Protection Plans for further details.				

Significant Drinking Water Threat Policy Categories		Identified Issue			
		Chloride	Nitrate	Sodium	TCE
1.	Waste Disposal		✓		✓
2.	Sewage Systems	✓		✓	✓
3, 4.	Agricultural Source Material		✓		✓
6, 7.	Non-Agricultural Source Material		✓		
8, 9.	Commercial Fertilizer		✓		
12, 13.	Road Salt			✓	
14.	Storage of Snow	✓		✓	
16.	DNAPLs				✓
21.	Livestock Area		✓		
Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT) in the Issues Contributing Area(s) shown on this map. For details refer to the text of the Source Protection Plan and the Ministry of Environment, Conservation and Parks Technical Rules.					



Sourcewater
Protection
ERIN

Legend

- Source Protection Plan Boundary
- Paris Galt Moraine Policy Area
- Issues Contributing Area

Wellhead Protection Area

- A
- B
- C
- D
- E
- Q

Vulnerability Score

- 10
- 8
- 2,4,6
- 2,4,6

Please note that the Source Protection Plans are amended from time to time and for an up to date list of SPP's specific land use policies, the reader should consult the specific SPP.

These areas can be viewed in greater detail at:
www.wellington.ca/business-development/maps-guides
Click on the "Sourcewater Protection Map" link.



Produced by: County of Wellington Planning & Development Department

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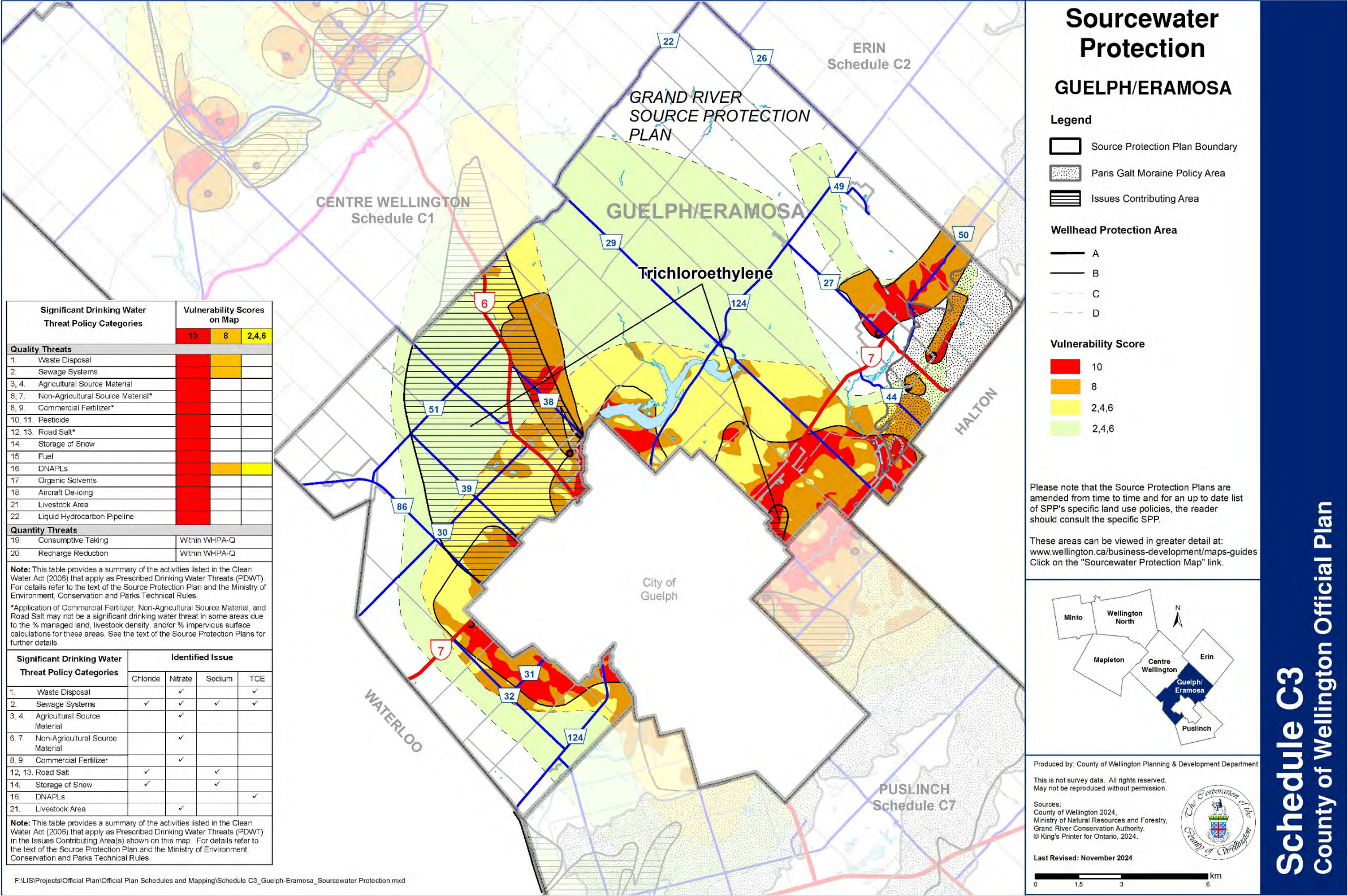
Sources:
County of Wellington 2024,
Ministry of Natural Resources and Forestry,
Grand River Conservation Authority,
Credit Valley Conservation Authority,
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Last Revised: November 2024



THE CORPORATION OF THE
COUNTY OF WELLINGTON

SCHEDULE “A-7”
OF
OFFICIAL PLAN
AMENDMENT NO. 126

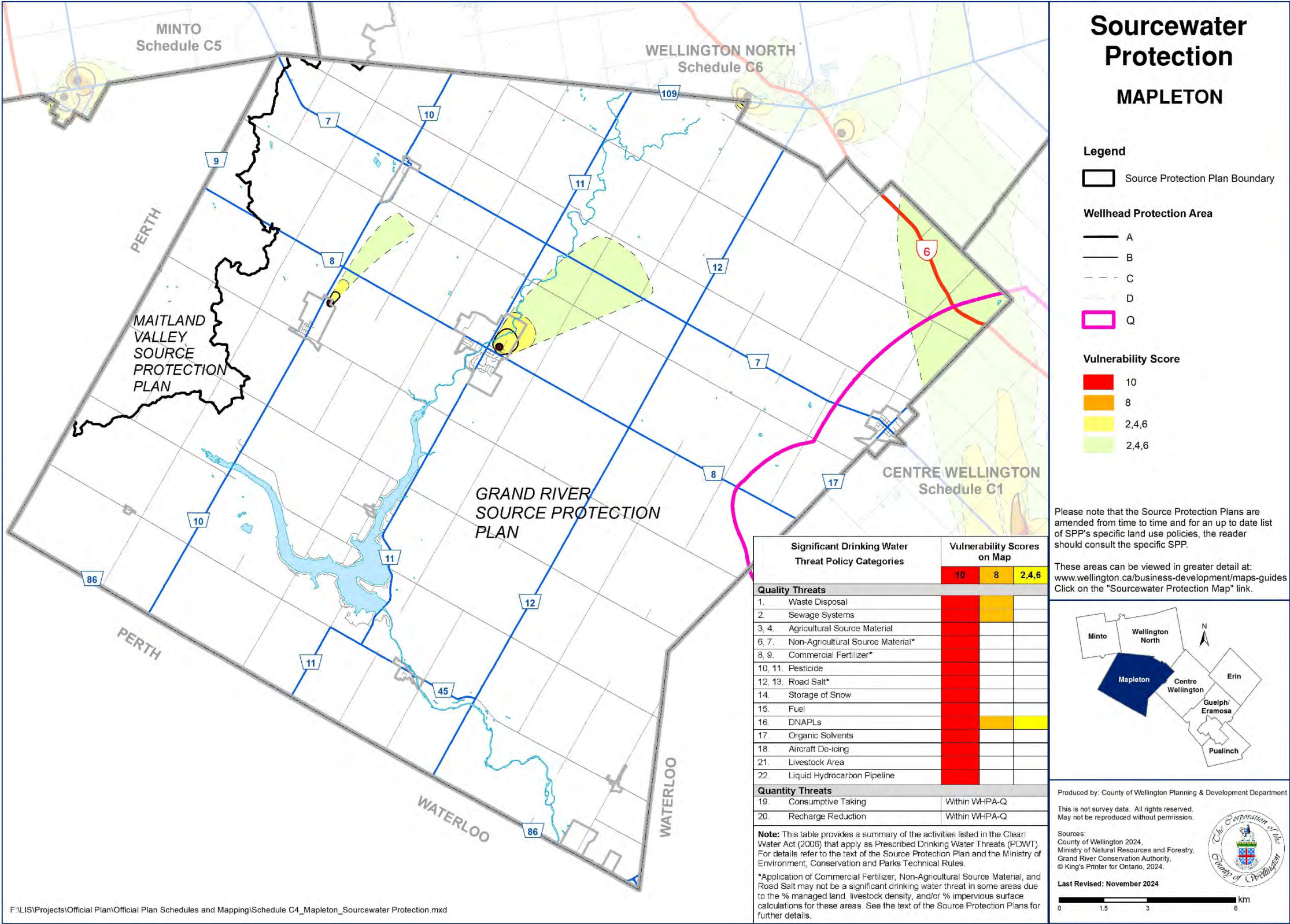


Schedule C3

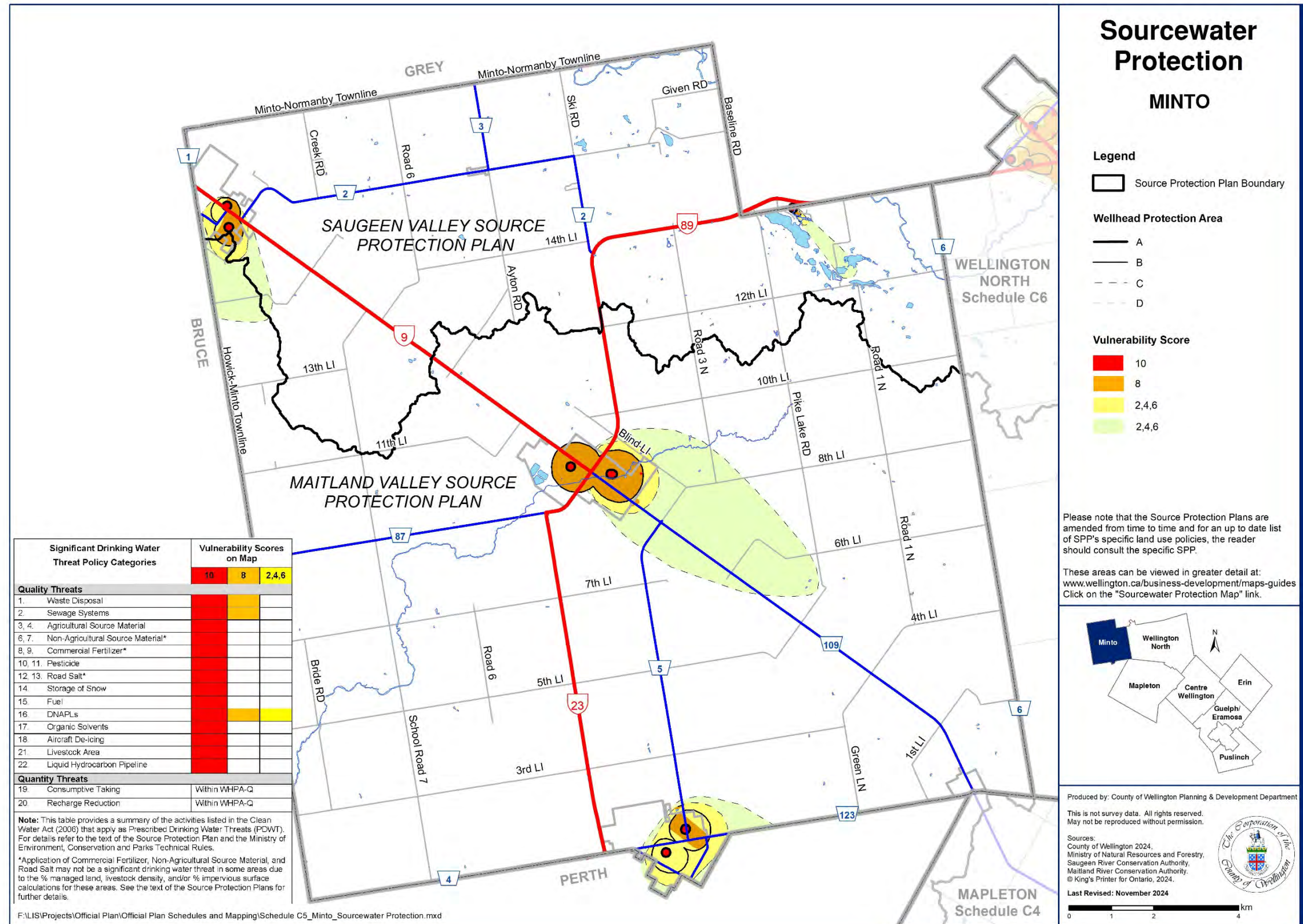
County of Wellington Official Plan

THE CORPORATION OF THE
COUNTY OF WELLINGTON

SCHEDULE “A-8”
OF
OFFICIAL PLAN
AMENDMENT NO. 126

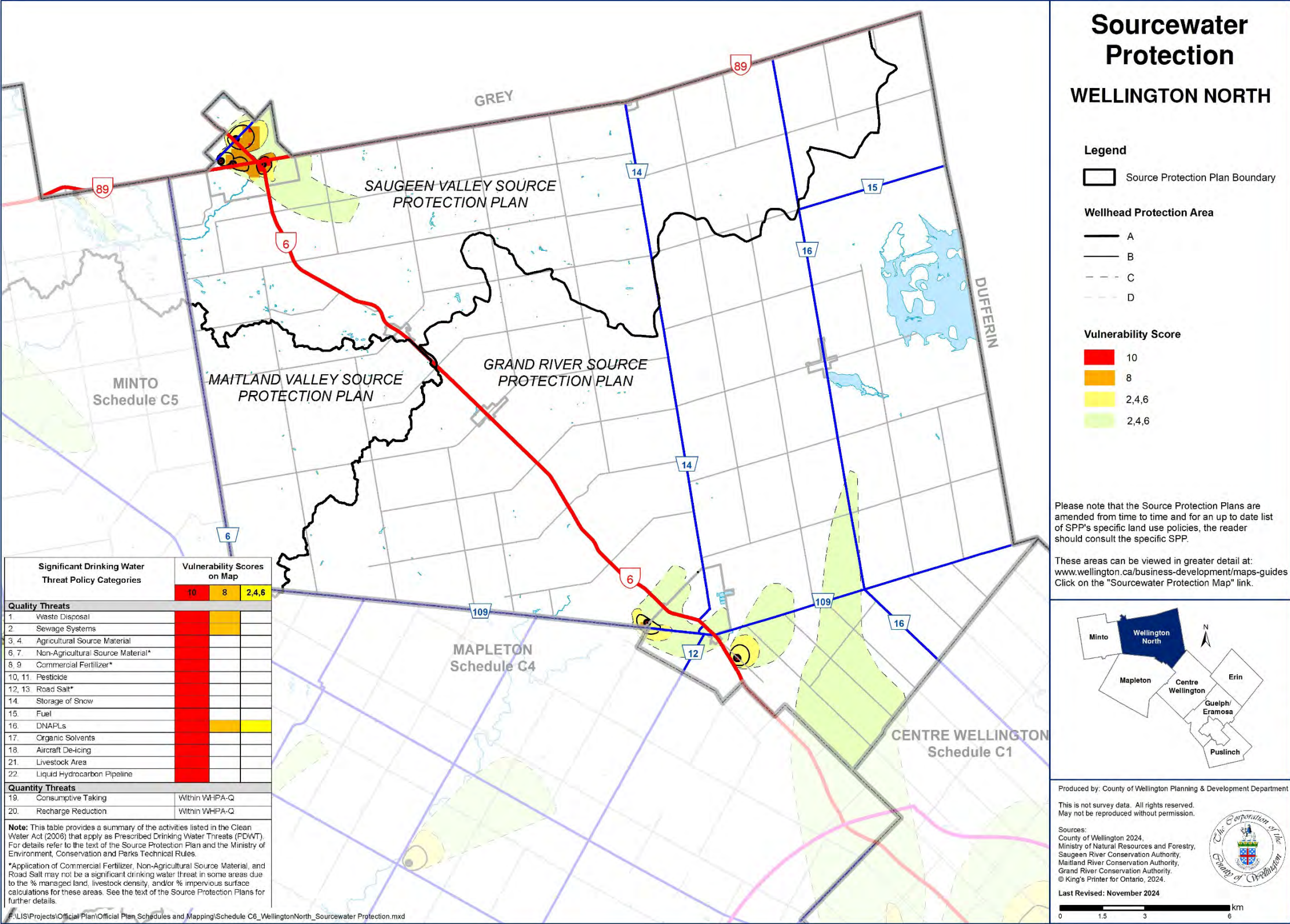


SCHEDULE “A-9”
OF
OFFICIAL PLAN
AMENDMENT NO. 126



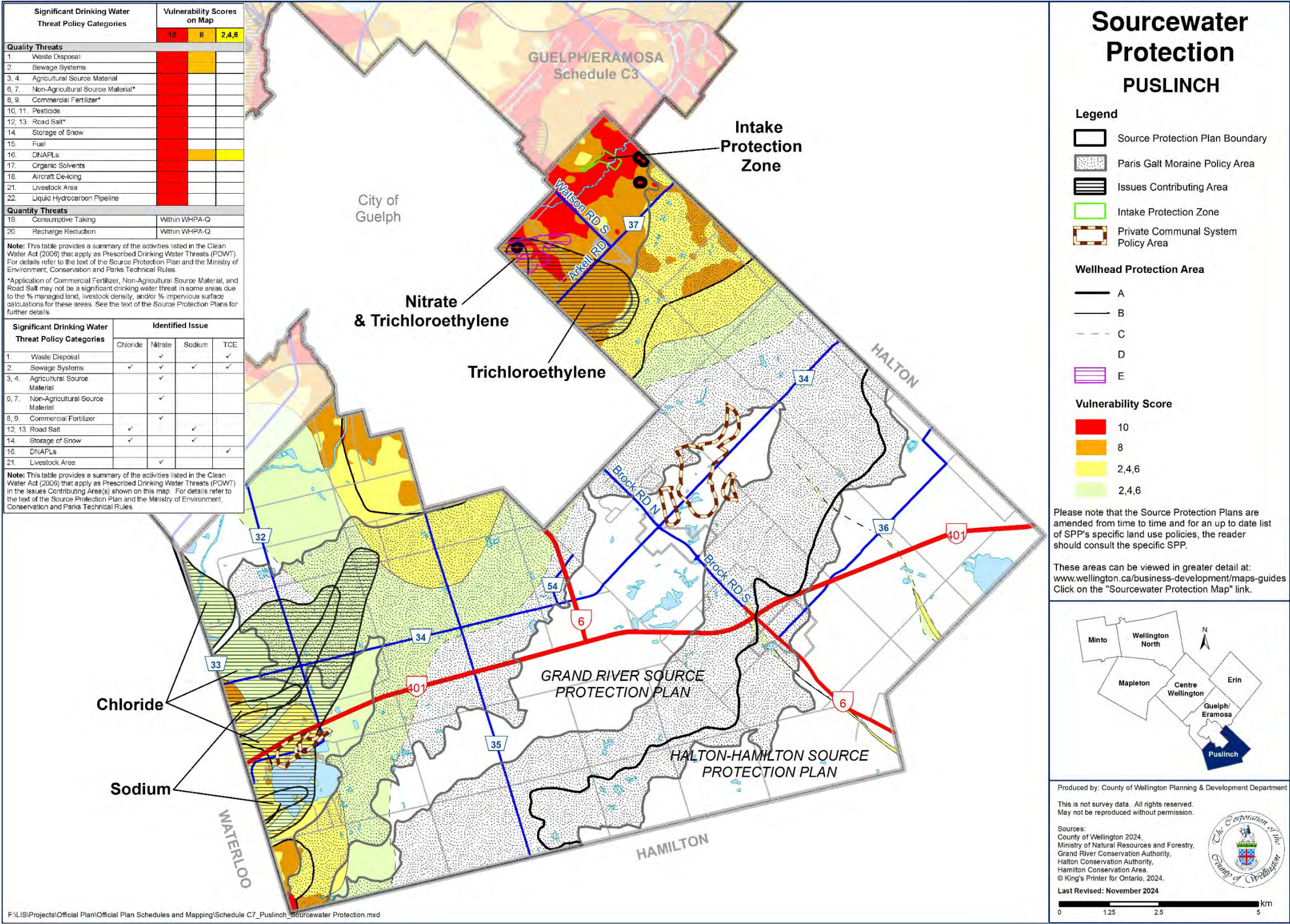
THE CORPORATION OF THE
COUNTY OF WELLINGTON

SCHEDULE “A-10”
OF
OFFICIAL PLAN
AMENDMENT NO. 126



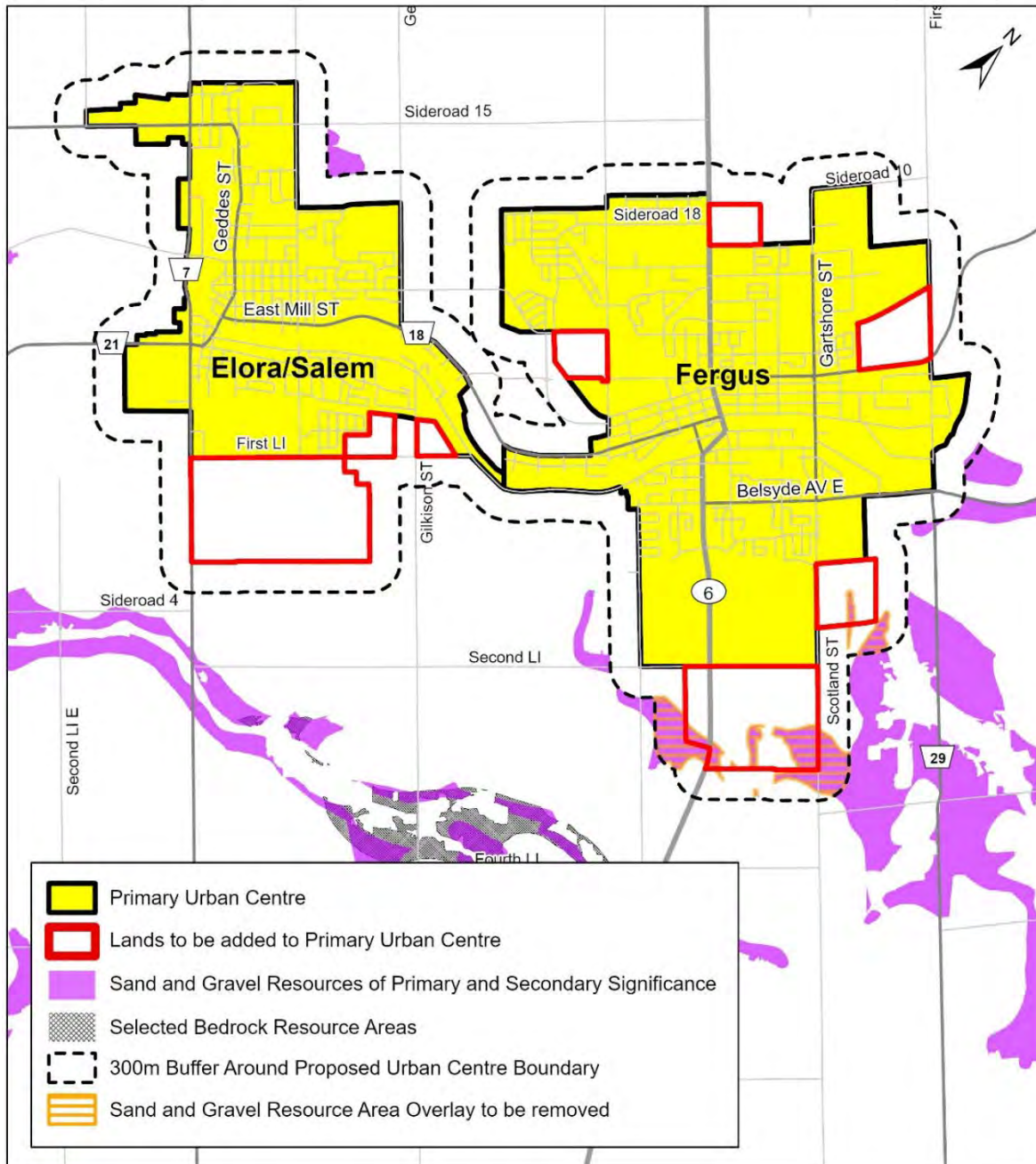
THE CORPORATION OF THE
COUNTY OF WELLINGTON

SCHEDULE “A-11”
OF
OFFICIAL PLAN
AMENDMENT NO. 126



THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE “A-12”
OF
OFFICIAL PLAN AMENDMENT NO. 126



Appendix B

Summary – Alignment of Final Draft OPA 16 with Provincial Policies

B.1 Growth Management

Policy Area	2024 PPS	OPA 126
Growth Forecasts	Requires the County to identify and allocate population, housing and employment projections for the municipalities in Wellington.	OPA 126 is based on the County Official Plan forecasts and allocations approved by the Province in July 2024.
	Allows for Wellington County to continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.	The Official Plan forecasts are based on those previously issued by the Province for land use planning via the Growth Plan for the Greater Golden Horseshoe.
Planning horizon for land needs	20 to 30-year time horizon required.	OPA 126 is based on the 2051 horizon contained in the County Official Plan which falls within the 20 to 30-year range.
Intensification targets	Requires County to establish and implement minimum targets for intensification.	OPA 126 implements a minimum 15% County-wide intensification target. Local municipalities are encouraged to exceed the target and Centre Wellington and Wellington North are encouraged to exceed a minimum target of 20%.
Density targets	Encourages planning authorities to establish density targets for designated growth areas (lands within urban boundaries or added to urban boundaries that have not yet been fully developed).	OPA 126 encourages municipalities to exceed a minimum County-wide target of 40 residents and jobs per hectare in designated greenfield areas.
	Requires County, in consultation with Member Municipalities, to establish density targets for growth and development taking place in expanded settlement areas.	The amendment includes policies which encourage Centre Wellington to exceed a minimum density target of 52 residents and jobs per hectare together with specific density targets by urban centre applicable to lands added through OPA 126.
Phasing policies	Encourages County to establish and implement phasing policies.	OPA 126 includes new phasing policies.

Policy Area	2024 PPS	OPA 126
Settlement area boundary expansions	Section 2.3.2 includes simplified and scoped policy criteria for settlement area boundary expansions.	<p>The location of recommended urban boundary expansions was based on the application of the County Urban Boundary Expansion Review Framework. There was a Township-led evaluation process in consultation with County staff and a County-led Agricultural Impact Assessment. For additional information see County of Wellington and Township of Centre Wellington reports listed in Section 3.0 of this report.</p> <p>The PPS criteria have been addressed through OPA 126.</p>

B.2 Assessment of Agricultural Impact

Avoiding Prime Agricultural Area

The County of Wellington retained Colville Consulting Inc. to complete an Agricultural Impact Assessment (AIA). Normally, avoidance of prime agricultural areas is a priority in the evaluation of alternative locations for urban expansion. Given that all lands surrounding the current urban boundaries of Fergus and Elora-Salem are part of a prime agricultural area, avoidance of prime agricultural areas was not possible as part of the AIA.

However, it is important to note that the Township completed additional technical work aimed at reducing agricultural land consumption. The Township of Centre Wellington retained Watson and Associates to complete a further review of different intensification and designated greenfield area density scenarios for Community Areas. The scenario approved by Township Council is shown in row 3 of Figure B1 and is the basis for the Township's original recommended expansion areas. This scenario implements a higher density for new growth to reduce prime agricultural land consumption. These efforts resulted in a 72 ha (178 ac) reduction of new urban area land required for expansion in the Township.

Figure B1 Township Increased Density Scenario
Centre Wellington Land Need

Township of Centre Wellington Land Need	Community Area ¹	Employment Area ²	TOTAL
County MCR Phase 2 Results	238 ha	160 ha	398 ha
South Fergus Secondary Plan Adjustment	204 ha	194 ha	398 ha
Township Scenario Review Adjustment (Basis for Township Recommendation)	132 ha	194 ha	326 ha

¹ Community Area is mainly residential but also commercial, office and institutional

² Employment Area is industrial designated land

As noted in Figure B2, this reduction of land was realized through an increase in the Township’s overall greenfield area density target from 47 residents and jobs per hectare to 52 residents and jobs per hectare.

Figure B2 Centre Wellington and County-wide Growth Targets

Target	Centre Wellington	County-wide
Intensification Target	Minimum 20% per year	Minimum 15% per year
County MCR Phase 2 Greenfield Area Density Target	Overall minimum of 47 residents and jobs per hectare	Minimum of 40 residents and jobs per hectare
Township Refined Greenfield Area Density Target	Overall minimum of 52 residents and jobs per hectare (includes a separate target of 56 residents and jobs per ha for lands being added to Fergus and 53 people and jobs per hectare for Elora-Salem)	Minimum of 40 residents and jobs per hectare

Township of Centre Wellington Council recommended urban boundary expansions of October 28, 2024 were used as a starting point for drafting OPA 126. The County made changes to round out the urban boundaries and to address fragmentation of agricultural land.

Rounding out of the urban boundary includes the addition of small existing developed lots and natural features to create logical urban boundaries. Given the constraints to developing these lands, these areas have not been factored into the tabulation of land need.

The County made changes to the proposed urban boundary to eliminate instances where agricultural parcels would be fragmented and potentially create remnant landlocked agricultural parcels which would be difficult to access for farming. These boundary changes resulted in an additional 37 ha of community area land south of Elora-Salem and an additional 1 ha of employment area land south of Fergus. At 364 ha, this is still lower than the County’s total Centre Wellington land need of 398 ha

Minimum Distance Separation (MDS)

There are areas of MDS I encroachment for the Employment lands to be added to the south of Elora-Salem and to the south of Fergus. Staff reviewed the intent of the new PPS policies which provide more flexibility related to MDS for urban boundary expansions. The County received confirmation from the Province that MDS compliance is no longer a requirement for urban boundary expansions but a matter which requires consideration. OPA 126 has been revised to include policies applicable to Employment Area expansions south of Fergus and Elora-Salem to ensure consideration of:

- existing livestock operations when planning for future urban development; and
- potential mitigation of MDS II impacts to nearby livestock operations identified in the AIA.

County-wide Mitigation Measures

OPA 126 implements recommendations of the AIA and applies them County-wide to address direct and indirect impacts of urban expansion through the following:

- Phasing development to mitigate loss of prime agricultural lands, lands with agricultural infrastructure, and crop land; and
- Through an agricultural impact assessment for urban-side development within 300 metres of prime agricultural land. Methods to minimize and mitigate the impact on agricultural uses depend on the nature and type of agricultural uses and the sensitivity of the proposed urban land uses.

B.3 Aggregate Resources

Existing Operations

The 2024 PPS requires protection of mineral aggregate operations from impacts to their expansion or continued use or incompatibility. There are currently no mineral aggregate operations near the proposed OPA 126 boundary expansions in Centre Wellington.

Future Operations or Access to the Resources

The 2024 PPS restricts development and activities where there are known deposits of mineral aggregate resources and on adjacent lands through the following policy (4.5.2.5):

“In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.”

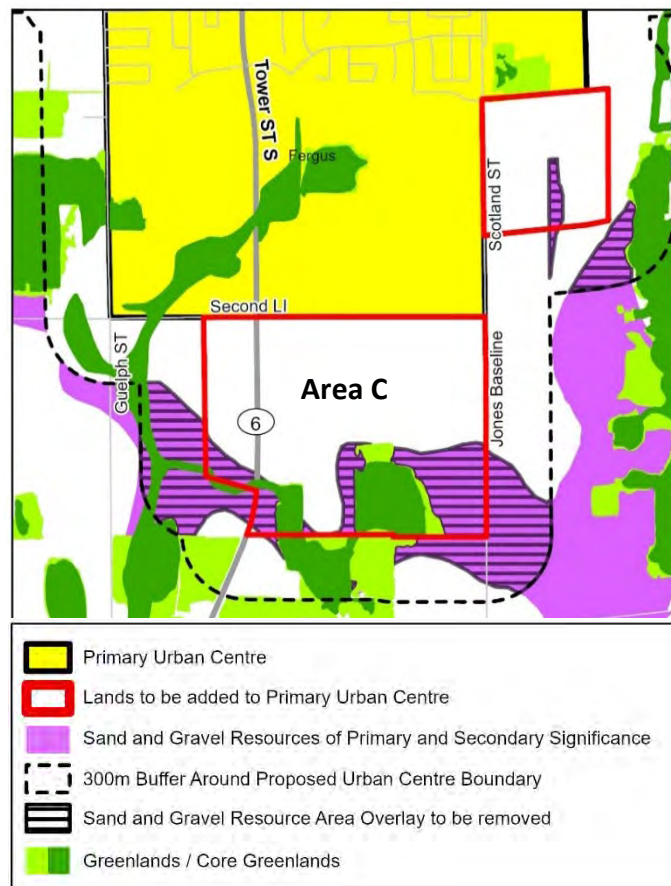
OPA 126 identifies lands to be removed from the Mineral Aggregate Resource Overlay to the south and southeast of Fergus within and 300 metres beyond the proposed new urban boundary. These removals are consistent with Wellington County Official Plan policies which do not include primary urban centres plus 300 metres beyond their boundaries, provincially significant wetlands, other wetlands and significant woodlands within the Overlay. Removal of the overlay does not prohibit extraction but is meant to recognize environmental and land use constraints. A County Official Plan Amendment is required for all new or expanded mineral aggregate operations, regardless of the applicability of the Mineral Aggregate Resource Overlay.

Staff is satisfied that the proposed urban expansion serves a greater long term public interest. Reasonable efforts should be made to use the resource wherever practical, particularly in Area C (Figure B1) where future Industrial uses are directed south of Fergus.

PPS 2024 Conclusion

Planning staff are satisfied that OPA 126 is consistent with the 2024 Provincial Planning Statement.

**Figure B1 Detail Map of Proposed Removals
from Mineral Aggregate Resource Overlay**



4.2 Provincial Greenbelt Plan, 2017

All decisions on planning applications shall conform with the policies in the Greenbelt Plan. The Greenbelt Plan identifies where urbanization should not occur to provide permanent agricultural and environmental protection.

When the 2024 Provincial Planning Statement came into effect October 20, 2024 it replaced the 2019 Growth Plan for the Greater Golden Horseshoe and the 2020 Provincial Policy Statement, except in the Greenbelt. The Province approved administrative Amendment No. 4 to the Greenbelt Plan which added the following new paragraph to section 1.4.1:

“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.”

Our interpretation of the new paragraph is that, in Greenbelt areas of the Province, policy connections to the 2020 PPS and 2019 Growth Plan will continue to apply. OPA 126 implements the intent of Amendment No. 4 and the mapping and text changes in Erin are of a housekeeping nature.

Planning staff are satisfied that OPA 126 conforms with the Greenbelt Plan.

Appendix C

OPA 126 Public Open House Meeting Summary

Wellington County Official Plan Amendment No. 126 Virtual Public Open House Meeting Summary

Prepared by LURA Consulting

Background

On March 3, 2025, the County provided an update on the Official Plan Review process and an overview of the proposed OPA No. 126. This amendment identifies urban boundary expansions in Centre Wellington and addresses County-wide policy updates related to growth and other changes. It is part of Urban Phase 3A of the County's Official Plan Review. Community members were invited to attend the open house, listen to the presentation, and ask questions or share comments with staff.

Meeting Promotion

Members of the public who wished to attend the Virtual Open House were requested to register in advance. Individuals could also attend the meeting by phone.

A public notice regarding the Virtual Open House was published on February 13, 2025, in the Wellington Advertiser. The meeting was promoted through the County's Official Plan Review Project email circulation list, with almost 300 contacts, to raise awareness.

Meeting Overview

The Virtual Open House was held on March 3, 2025, to:

- Provide an overview of OPA 126.
- Provide the public an informal opportunity to discuss Official Plan Amendment (OPA) No. 126.
- Allow the public to ask questions and identify additional planning issues that can be addressed.

Fifty-four (54) participants attended the meeting. Susan Hall (Facilitator of LURA Consulting) began the meeting by reviewing the agenda and the purpose. Sarah Wilhelm (Manager of Policy Planning at the County of Wellington) provided introductory remarks and reviewed the official plan and policy review context. The presentation regarding OPA 126 covered the following topics:

- Urban Boundary Expansions
- County-wide Changes
- Greenbelt Area Changes
- Consultation to Date
- Next Steps

Susan Hall facilitated a discussion to receive feedback and comments from the public. Below is a summary of the discussion.

What We Heard

Following the presentation, participants were invited to ask questions and share comments regarding OPA 126. The questions, answers and comments are included below thematically.

Questions are marked with a 'Q', comments with a 'C', and answers and responses are noted with an 'A'.

Urban Boundary Expansion

Q: How can a property owner request to have their property added to the urban boundary if it is adjacent and fit for development purposes?

A: You can provide written comments identifying the property through this process. The Township and County did consider additional properties as part of the review and evaluation. It is not clear how many changes would be made at this point. However, we invite you to provide your comments.

Q: Were the lands brought into the Urban Boundary requested by the landowners? Will there be an incentive for the landowners to develop?

A: Most of the properties brought into the urban boundary were requested by landowners. Slide 29 shows a graphic of the requests received and where the boundary expansions were recommended. There were a couple of parcels at the south of Elora/Salem and the west side of Highway 6 South of Fergus in the employment area expansion that the landowners did not request. On the west side, we received some interest after the cut-off date. The east side was not one of the parcels requested to be included. It is challenging to situate employment land, the Township recommended locating employment lands on the south side of each urban centre.

There are currently no incentives for landowners.

Q: In the "Requests for Expansion" slide 29, our property was highlighted with those for which "Request for urban centre expansion received during County Official Plan review submission window." Did somebody submit a request for this property, and what does that mean?

A: Yes, someone submitted a request, and the property was considered for inclusion in the Centre Wellington urban boundary expansion review but was not recommended for inclusion.

Development Density and Growth Planning

Q: How does the County anticipate that Centre Wellington will achieve a 55 persons per hectare growth target? What does it look like in terms of form?

A: There are supporting documents on the County website (www.wellington.ca/planwell) that address growth and provide additional context, including [CW Recommended SABE Township Report PLN2024-35](#), which includes examples of different densities.

Q: Who will be responsible for determining the sequencing of growth? Is it the County, Township, or both? What criteria will be used to determine the sequencing?

A: The municipalities will take the lead in consultation with the County.

Q: What coordination has occurred with the Township of Centre Wellington regarding their land use designations OPA and timing to streamline development?

A: We have coordinated extensively with the Township. Most recently, they advanced their density scenario and recommendations for the urban boundary expansions that form the basis

for the OPA 126. Regarding timing, we would need to defer to the Township because they have their own Official Plan, and they will need to decide how to proceed with that work.

Q: The Township of Centre Wellington increased the density target numbers from 47 to 55 people/j/ha. What if this density target cannot be met in Greenfield development areas or the Secondary Plan, and the density numbers are substantially lower? Does that mean the local Official Plan Amendments can address this concern?

A: We can pass this comment on to the Township. The intention is to achieve the density target, but the wording has some flexibility. It encourages development to meet or exceed that. The Township worked hard on their density scenarios and attempted to reduce agricultural land consumption. We will provide them with a copy of this meeting summary.

Q: What is the timeframe for OPA 126, and when might we see development happening?

A: The Township noted that the priority for development will be on lands within the urban boundaries. In particular, the South Fergus secondary planning area is the next big area for new growth. It will be up to the municipality to decide the sequencing. A local Official Plan Amendment would also need to be processed and dealt with publicly to assign land use designations to those lands. We are planning for growth to 2051. It is a long planning horizon, and it could be several years before we see those lands developed.

Official Plan Amendment (OPA 126) and Policy Updates

Q: You mentioned another OPA to address conformity with the Provincial Policy Statement (PPS) 2024. Can you provide any specifics about the content and timing of this OPA?

A: We provided a status update report to the County Council last week and received the resolution today. We will post the report on the Planwell website. The status update report discusses what will be part of the consistency exercise with the new PPS this year. In 2026, we will start working on a Core Greenlands and Greenlands update. We are working hard to determine what policies need to be changed to bring the County Official Plan up to date. We hope to complete this as one OPA and hopefully bring forward further information in the coming months.

Q: Will comments received by the County based on the November 2024 draft be included in the Staff Report?

A: The comments received from the original circulation through to the open house and the public meeting will be included in the staff report.

Q: OPA 126 does not assign land use, but local Official Plans will. How closely must they adhere to OPA 126 land design suggestions?

A: The County's Official Plan will add all the recommended lands to the urban boundaries. The employment area will be shown on our urban structure map. The employment lands should coincide with industrial land use designations, when they are assigned. The future land use designations should match the employment area boundaries we have shown because employment land is equally as important as residential land.

Rural Severance and Agricultural Land Concerns

Q: Part 10 (10.4.4) of the Official Plan states: “One new lot for residential purposes may be allowed from a parcel of land existing on March 1, 2005.” Owners of parcels of land defined as secondary agriculture severed in the last 20 years are effectively prohibited from gaining permission for a new severance. Can you comment on whether this restriction is being considered for modification?

A: The County is looking at the severance date; however, it is not part of OPA 126. A report on the Planwell webpage from September last year looks at the rural residential review ([PD2024-29 Rural Residential Growth Analysis](#)). We are working on it and getting feedback from the impacted municipalities currently. We will continue to let people know through our e-mail broadcast list of the status of that work.

Q: Can you approximate the timeline for the report regarding rural severances?

A: We appreciate that there is a strong interest. I'm hopeful we will report on it this year. As we move forward, we will better understand what direction we are going in with the severances and the severance date. At this moment, we cannot confirm the timing. The best way to stay updated is to check the Planwell website and ensure you sign up for the mailing list.

Q: When we bought our 15 acres with 300-foot frontage, we were told we could sever a lot in the future, and this was always our plan to sell to fund our retirement. This land has not been farmed, nor will it ever be. The property is currently designated Prime Agricultural even though it is a thin strip with a forested area and a small wetland on the edge. It is important to us to be able to sever this parcel.

A: Unless the parcel is included in one of the proposed expansion areas, the provincial policies prohibit residential lot creation on prime agricultural land. As planners, we must follow the policies in place, and the Prime Agricultural Area policies do not permit rural residential severances. This prohibition comes directly from the Province through the Provincial Planning Statement, 2024.

Specific Development Locations and Land Use Designations

Q: With parcel C being rounded out in South Fergus (slide 36), is the proposed Battery Energy Storage System (BESS) in or outside the proposed urban boundary?

A: The urban boundary follows the red line on the graphic. Originally, the Township recommended including the parcel with the proposal for the battery storage, but the County has proposed shifting it to the east and does not include the battery storage facility. It includes the business located there with landscape materials.

Q: Development is expected until when in the south of Elora?

A: That question would need to be deferred to the Township of Centre Wellington as they would know best when those lands will ultimately move forward to development.

Q: Will there be a condition that if/when development is approved for the lot next to the Salem public school in Elora, there is a solution for pickup/drop-off for the school?

A: We will pass it on to the Township.

Implications of Policy and Land Use Change

Q: Our property is within the blue in the "Community planning study area" (slide 40). The dotted line for which the Community planning study area policy will be removed. What are the implications for future development of this property?

A: Regardless of whether the Community Planning Study Area policy 9.2.5 is in effect, your property has not been recommended to be included as an urban boundary expansion, and the Prime Agricultural designation will continue to apply.

Q: In the "Mineral aggregate resource overlay" slides 41 and 42, our property is within the 300-meter buffer around the proposed urban centre boundary. What are the implications for future development?

A: The mapping shows a 300m buffer around the existing and proposed urban centre boundary. No Mineral Aggregate Resource Areas are currently identified in the County Official Plan near your property.

Policy and Agency Input

Q: Have you received any comments from MMAH and the one-window review? Have you received any comments back from MNR or OMAFA?

A: Our office hasn't received any comments from MMAH or OMAFA on OPA 126.

Impact Assessments and Agricultural Considerations

Q: Could you please provide a bit more background on the policy proposed for Section 4.6 Impact Assessment of the OP? Is the proposed subsection 4.6.5.2 (see proposed wording below)? "4.6.5.2: Urban Development Adjacent to Prime Agricultural Land: Where development is proposed in primary urban centres within 300 metres of designated prime agricultural land, a Council may require an assessment of the development's impact on agricultural activities in the area. An assessment may include methods to minimize and mitigate the impact on agricultural uses, having regard for the nature and type of the agricultural uses and the sensitivity of the proposed urban land uses." I am concerned that this policy would be difficult to implement once lands have been included in a settlement area boundary, as MDS would not apply. Has OMAFA weighed in on this policy?

A: Draft policy "4.6.5.2 Urban Development Adjacent to Prime Agricultural Land" implements the AIA for OPA 126 and Section 3.0 Mitigation Measures of the Draft Agricultural Impact Assessment (AIA) Guidance Document published by the Province in March 2018. The MDS would not apply within a settlement boundary, and policy 4.6.5.2 does not prohibit non-agricultural uses within a settlement area boundary. In short, the policy is intended to provide for farm-friendly urban development along the urban-agricultural interface. What this might look like would depend on the outcome of the impact assessment.

Public Consultation and Comment Submissions

Q: What happens after March 20? When is the target completion for OPA 126?

A: March 20, 2025, is the date for comments received to be captured in the meeting summary. We can't advise on a completion date for OPA 126 at this time, as public engagement is still ongoing. We need to hear from the public and know the full extent of comments. We will use our e-mail broadcast list to announce completion. Please ensure you sign up for updates.

Q: Should we submit comments for the public meeting to be considered, or does March 20 suffice?

A: All comments received by March 20th will be reviewed, considered, and included in our reporting document as part of the formal process.

Q: Will a copy of this meeting be posted online?

A: The presentation will be posted. Once we have comments from people interested in sharing it, we will develop a summary that will be posted.

Next Steps

Susan Hall of LURA Consulting provided participants with the project team's contact information for any additional feedback and wrapped up the meeting. Participants can give more feedback and comments until March 20, 2025, and are invited to attend the March 13, 2025, public meeting at the County Administration Centre. Members of the public can contact the project team by email or by phone at:

Contact: Sarah Wilhelm, Manager Policy Planning
519-837-2600 ex 2130

Jameson Pickard, Senior Policy Planner
519 837 2600 ex 2300, planwell@wellington.ca

Mailing Address: ATTN Planning & Development Department
74 Woolwich Street, Guelph, ON, N1H 3T9

Appendix D

OPA 126 Public Meeting Minutes



Corporation of the County of Wellington

Planning Committee

Official Plan Amendment No. 126

Urban Boundary Expansions

Minutes

March 13, 2025
Council Chambers

Present: Warden Chris White
Councillor James Seeley (Chair)
Councillor Gregg Davidson
Councillor Michael Dehn
Councillor Shawn Watters

Also Present: Councillor Diane Ballantyne
Councillor Matthew Bulmer

Staff: Kim Courts, Deputy Clerk
Meagan Ferris, Manager of Planning and Environment
Thomas Freeman, Planner
Jameson Pickard, Senior Policy Planner
Aldo Salis, Director, Planning and Development
Sarah Wilhelm, Manager of Policy Planning
Scott Wilson, CAO

Members of the Public: There were 32 members of the public who attended the meeting. Staff have recorded their names in the project file as part of the public record.

1. Call to Order

Chair Seeley welcomed everyone and called the meeting to order at 10:32 am.

2. Opening of Meeting

Chair Seeley declared that this public meeting is related to Official Plan Amendment 126 which is a public meeting to deal with updating the County Official Plan as required under Section 26 of the Planning Act.

This public meeting is being hosted by the County Planning Committee on behalf of County Council.

The Chair reminded members of the public in attendance to sign the attendance sheet and that the meeting is being recorded for note taking purposes.

3. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest.

4. OPA 126

4.1 Purpose of Meeting

Chair Seeley announced that the purpose of the meeting is to present information and receive public input regarding proposed amendment 126 to the County of Wellington Official Plan as part of the County's Official Plan Review.

4.2 Statement Read

Chair Seeley stated that the meeting is to provide information, comments and input for Planning Committee and Council. County Council has not taken a position on the matter; County Council's decision will come after full consideration of input from the meeting, submissions from the public and comments from agencies.

If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of the adoption of the proposed Official Plan Amendment, you must make a written request to the Director, Planning and Development Department, County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9.

Official Plan Amendment 126 requires approval from the Minister of Municipal Affairs and Housing. Pursuant to Section 17(36.4) of the Planning Act there is no appeal in respect of a decision of the approval authority if the approval authority is the Minister.

4.3 OPA 126 Staff Presentation

Chair Seeley invited Sarah Wilhelm, Manager of Policy Planning to make a presentation about the proposed amendment. Ms. Wilhelm's presentation covered the following areas: ([Link to OPA 126](#))

1. Official Plan Review Context
2. Overview of OPA 126
 - County-wide Changes
 - Centre Wellington Changes
 - Greenbelt Area Changes
3. Consultation to Date
4. Next Steps

4.4 Public Input

Chair Seeley invited those who wish to speak to address the Committee and note that all comments and questions should be put to the Chair. Speakers should give their name and address for the record. Personal opinions and comments made by the public attending this meeting may be collected and recorded in the meeting minutes.

As per the County's Procedural By-law there is a 10-minute maximum for all oral delegations.

Marcus Gagliardi of Cachet Homes stated that the County should complete a new review of the land needs assessment as the County's land needs assessment was not based on the Ministry of Finance projections. Mr. Gagliardi indicated that their work demonstrates a 351 ha land need. He also indicated that the Community Planning Study Area should be retained in the Official Plan and that future expansion should be directed to it.

Mike Cormier, a Township of Puslinch resident, inquired about the timing of the review of the rural residential severance policy for the secondary agricultural area.

Chair Seeley clarified the severance date is under review and that Mr. Cormier may contact staff to be informed of the Phase 3B rural growth review.

Fern DeAngelis of Guelph asked why certain areas in Centre Wellington were selected for urban expansion and other areas were not. Ms. DeAngelis expressed support for inclusion of a property within the Community Planning Study Area that she jointly owns as it would be more of a rounding out than the outward growth of OPA 126.

Staff member Sarah Wilhelm provided a response about the Township's process for selecting expansions sites.

Dr. Wevers, a Town of Erin resident, raised concerns about how long the process has taken to get to the review of rural growth. Dr. Wevers said she understood that the Secondary Agricultural severance date would be reviewed every five years. She wants more background about how the 2005 cutoff date was arrived at. Dr. Wevers also commented about the fundamental differences between agricultural areas across the County and southern parts of the County that can accommodate more severances.

Chair Seeley stated that Provincial changes have delayed the Official Plan Review and the County had to prioritize Phase 3A urban growth because that delivers more housing. Chair Seeley also indicated that Phase 3B addressing rural growth will follow and that staff are in the process of completing that work.

Chair Seeley advised that staff would respond directly to Dr. Wevers about her question of the origin of the severance limitation date of March 1, 2005.

Emily Elliott of MHBC, spoke on behalf of her clients regarding 795 Anderson Street in Centre Wellington. She asked the County to reconsider adding the lands to the urban boundary. Ms. Elliott indicated that her client's property met the expansion criteria used by the County and Township and represents logical and orderly development that is adjacent to the existing urban boundary.

Edward John of Landwise, spoke on behalf of Tribute Communities regarding 6704 Beatty Line N, 6684-6688 Beatty Line N and 7692 Sideroad 15 in the Township of Centre Wellington. Mr. John advised that at one time the lands were part of the urban area but were subsequently removed from the urban area by the Province. He explained that the new planning framework requires the County to use the Ministry of Finance projection numbers as the basis for growth forecasting. Based on their land needs assessment, the County-wide land need is 611 ha which is 442 ha short of what is required to accommodate growth. He concluded that OPA 126 is premature until the land needs assessment and technical work can be revised.

Pierre Chauvin of MHBC, spoke on behalf of Skyway Estates Limited regarding 6686 Irvine Street in Centre Wellington. Mr. Chauvin provided maps and information to the Committee outlining a scoped proposal to add a 4.4 ha parcel to Elora/Salem to create approximately 14 new estate residential lots. He considers this a rounding out of the existing Wissler Ridge condominium development.

5. Closing of Meeting

Chair Seeley asked if there were any further questions or comments and seeing none, declared the Public meeting for OPA 126 adjourned at 11:40 am and the meeting closed.

James Seeley
Chair
Planning Committee

Appendix E

Summary of Comments and Responses

Table E1	PROVINCIAL Comment and Response Table
Table E2	MEMBER MUNICIPALITY Comment and Response Table
Table E3	ADJACENT MUNICIPALITY Comment and Response Table
Table E4	INDIGENOUS COMMUNITY Comment and Response Table
Table E5	AGENCY Comment and Response Table
Table E6	PUBLIC Comment and Response Table
Table E7	STAKEHOLDER Comment and Response Table

Appendix E

Table E1 **PROVINCIAL Comment and Response Table**
County Official Plan Amendment 126 – Urban Boundary Expansions

Name/Date/ID	Key Comments	Staff Response
INFRASTRUCTURE ONTARIO January 16, 2025	<p>Infrastructure Ontario (IO) is a crown agency responsible for the strategic management of the provincial realty portfolio on behalf of the Ministry of Infrastructure (MOI).</p> <p>IO manages several properties within the County of Wellington. IO has no comments or concerns with OPA 126 at this time.</p>	No changes to OPA 126 requested.

Table E2 MEMBER MUNICIPALITY Comment and Response Table
County Official Plan Amendment 126 – Urban Boundary Expansions

Name/Date/ID	Key Comments
PUSLINCH Council Recommendations December 18, 2024	<p>Council comments of December 18, 2024 meeting through resolution No. 2024-473:</p> <p>That Council direct staff to forward the 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 rewritten for clarity.</p> <p>This resolution refers to the wording of the Greenbelt Policies (Erin and Puslinch) subsection 9.9.3 Relationship to the Official Plan. See Section 7.2 of report for response.</p>
CENTRE WELLINGTON Council Recommendation March 24, 2025	<p>On March 24, 2025, Council for the Township of Centre Wellington passed a resolution to endorse and submit comments outlined in Report PLN2025-19: Municipal Endorsement of County of Wellington OPA 126.</p> <p>Township Council supports the following:</p> <ul style="list-style-type: none"> • Urban boundary expansions put forward through Draft OPA 126, including changes made by the County. • No further additions to urban boundaries except for 264 First Line. • Use of the forecasts and allocations in the Official Plan, including confirmation that the forecasts used by the County meet the 2024 PPS and that there is no requirement for the County to use the Ministry of Finance forecasts at this time. • An overall density target of 52 people and jobs per hectare for Centre Wellington and separate targets for lands to be added to the Fergus and Elora-Salem Urban Centres. • County consideration of an additional policy to permit relief from MDS II for future expansion of existing livestock operations that may be impacted by the proposed urban boundary expansion. • Agreement that the Community Planning Study Area policy can be deleted. • No objection to the removal of the mineral aggregate resource area reflected in OPA 126. <p>See Section 7.2 of report for response.</p>

Table E3 ADJACENT MUNICIPALITY Comment and Response Table
County Official Plan Amendment 126 – Urban Boundary Expansions

Name/Date/ID	Key Comments	Staff Response
CITY OF GUELPH Preliminary Staff Comments January 15, 2025	<p>City of Guelph staff note that Rockwood is served by the City's Water Resource Recovery Centre (wastewater treatment plant) and recommend that the existing agreement between the City and Guelph-Eramosa Township be referenced in conjunction with any growth plans related to the Township.</p> <p>Guelph staff indicate that the City is designated as a Primary Urban Centre in the County of Wellington Official Plan and are concerned with the applicability of new policy 4.6.5.2. The City would, however, support the inclusion of this policy on lands within the Arkell and Carter Wellfields which are designated as Prime Agricultural lands as per Schedule B7.</p>	<p>There are no Rockwood urban boundary expansions included in OPA 126 as they were not supported by Watson's technical work (in large part due to the wastewater servicing constraints).</p> <p>Therefore, there is no need to add a reference to the servicing arrangement between the City of Guelph and the Township to OPA 126 in response to the City's comments.</p> <p>The City of Guelph is not within the jurisdiction of the County of Wellington. The County's Official Plan does not apply within the corporate limits of Guelph.</p> <p>No changes to OPA 126 recommended.</p>

Table E4 INDIGENOUS COMMUNITY Comment and Response Table
County Official Plan Amendment 126 – Urban Boundary Expansions

Name/Date/ID	Key Comments	Staff Response
Six Nations of the Grand River December 4, 2025	Six Nations of the Grand River reached to County staff to arrange to have a meeting about OPA 126.	A virtual meeting was held Wednesday, March 12, 2025. Staff followed up with additional information. Ongoing discussion with Six Nations is anticipated.
Chippewas of Kettle and Stony Point First Nation December 5, 2025	Thank you for sharing this information regarding the proposed amendments to the Official Plan.	No changes to OPA 126 requested.
Chippewa of the Thames First Nation	In screening OPA 126, Chippewa of the Thames First Nation (COTTFN) asked that we engage with Mississaugas of the Credit First Nation as they are in closer proximity to OPA 126 impacted areas.	No changes to OPA 126 requested.

On October 8, 2024, prior to the circulation of OPA 126, the County of Wellington received comprehensive comments on the Official Plan Review from Mississaugas of the Credit First Nation (MCFN). Staff attended a virtual meeting on February 3, 2025 with MCFN. As the comments have a County-wide focus, staff have committed to review them as part of the 2024 Provincial Planning Statement conformity exercise and staff will continue to engage with MCFN as part of that work.

Table E5 AGENCY Comment and Response Table
County Official Plan Amendment 126 – Urban Boundary Expansions

Name/Date/ID	Key Comments	Staff Response
Saugeen Conservation December 4, 2024 OPA126-001(A)	No concerns.	No changes to OPA 126 requested.
Grand River Conservation Authority January 14, 2025 OPA126-002(A)	<p>The GRCA recommends that the proposed urban settlement boundary expansions are supported by subsequent comprehensive studies.</p> <p>GRCA Regulatory Comments</p> <ul style="list-style-type: none"> • Encourage comprehensive updating of previous subwatershed studies for urban boundary expansions in south Elora, south Fergus, and the former Community Planning Study Area. • All wetlands will require further study by development applications and field verification by GRCA staff. • Some lands have estimated floodplains, which means the GRCA does not have sufficient hydrologic and hydraulic information to delineate the flooding hazard. The GRCA recommends early delineation of these hazards at a comprehensive level, and this can be within the scope of subwatershed planning. Flooding hazards may also impact net developable land availability and not fully be accounted for. 	<p>No changes to OPA 126 requested.</p> <p>Staff acknowledge the advisory comments offered by GRCA pertaining to the following matters prior to future development:</p> <ul style="list-style-type: none"> • Comprehensive updating of previous subwatershed studies in Area B, C, D, F, and G • Further study of all wetlands in Area A, C, D, E, F, and G • Floodplain delineation in Area C, F, and G • Assessment of potential impacts of future development applications in Area C to adjacent wetlands on property at 6179 Highway 6 • Connections between future development in Area A and D and the Elora Cataract Trailway will require licence agreements. Potential connections should be identified at the pre-consultation stage for early GRCA review and comment. <p>See Figure 1 of report for location of Area A – G.</p>

Table E5 (continued)

Name/Date/ID	Key Comments	Staff Response
	<p>GRCA Property Comments</p> <ul style="list-style-type: none"> • The South Fergus expansion extends adjacent to GRCA-owned 6179 Highway 6 in Centre Wellington (aka Smith Brothers Property) which contains part of the Provincially Significant Speed Lutteral Swan Creek Wetland. Future development applications must assess potential impacts to the wetlands and provide appropriate setbacks as well as maintain/enhance infiltration to avoid negative impacts. • Connections between future development and the Elora Cataract Trailway will require agreements with the Conservation Lands department. Applicants are encouraged to identify any potential connections at the pre-consultation stage to allow for early review and comment. 	<p>The above matters will be further considered as part of the implementation of approved urban expansions into the Township's Official Plan and as part of the review of future development applications.</p>
<p>Conservation Halton January 16, 2025 OPA126-003(A)</p>	<p>No comments</p>	<p>No changes to OPA 126 requested.</p>
<p>Wellington Catholic District School Board (WCDSB) jointly with Ted Buczek, 6585 HWY 6 January 15, 2025 OPA126-004(A)</p>	<p>Joint request of WCDSB and Ted Buczek to include the property at 6585 Highway 6 (Centre Wellington) as part of the Fergus urban boundary. Proposal highlights include:</p> <ul style="list-style-type: none"> • Affordable Housing Development • School and Childcare Facility • Strategic Location and Existing Infrastructure • Alignment with Growth and Sustainability Goals 	<p>Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.</p>
<p>Enbridge Gas February 19, 2025 OPA126-005(A)</p>	<p>Enbridge Gas does not object to OPA 126</p>	<p>No changes to OPA 126 requested.</p>

Table E6 PUBLIC Comment and Response Table
County Official Plan Amendment 126 – Urban Boundary Expansions

Name/Date/ID	Key Comments	Staff Response
<p>Kagan Shastri Lawyers December 9, 2024 OPA126-015-1 (SABR-023)</p>	<p>Comments on behalf of Elora Sands Developments (7581 Sideroad 15, Centre Wellington):</p> <ul style="list-style-type: none"> • Seeking inclusion of additional land within the urban boundary expansion for Elora-Salem. • Objection to the removal of policy 9.2.5 (Community Planning Study Area) which identifies these lands as an area of potential future urban expansion and provides the Township with a specific process to bring these lands into the urban area. • Disagree with the characterization of the removal of policy 9.2.5 as a “housekeeping change” as the removal is significant and has not been justified by policy or principles of good planning. 	<p>Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.</p> <p>Staff agree to no longer refer to the removal of the Community Planning Study Area policy as a housekeeping change but continue to recommend removal of the Community Planning Study Area. The Township of Centre Wellington is in agreement with the policy removal.</p>
<p>MGP March 19, 2025 OPA126-015-2 (SABR-023)</p>	<p>Comments on behalf of Elora Sands Developments (7581 Sideroad 15, Centre Wellington):</p> <ul style="list-style-type: none"> • Seeking inclusion of additional land within the urban boundary expansion for Elora-Salem. • Conducted a Land Needs Assessment (LNA) review which concludes that the land needs for the County and for Centre Wellington are understated. 	<p>Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.</p> <p>The 2024 PPS does not require the County to use Ministry of Finance Population Projections at this time.</p>

Table E6 (continued)

Name/Date/ID	Key Comments	Staff Response
MHBC December 13, 2024 OPA126-019 (SABR-062)	Comments on behalf of Elora Greens Inc. (127 First Line, Centre Wellington): <ul style="list-style-type: none"> • Support for Draft OPA 126 Elora-Salem urban boundary expansion which includes the subject property. 	No changes to OPA 126 requested.
Up Consulting December 18, 2024 OPA126-023 (SABR-022)	Comments on behalf of Polocorp Inc. (968 St. David Street N and 6581 Highway 6, Centre Wellington): <ul style="list-style-type: none"> • Support for Draft OPA 126 Fergus urban boundary expansion which includes the southerly parcel at 968 St. David Street N. • Seeking inclusion of additional land at 6581 Highway 6 within the urban boundary expansion for Fergus. <p>The submission also provides an overview of Provincial policy, technical documents, draft plan of subdivision, evaluation criteria and a review of the County's LNA. The LNA review concludes that the land needs for the County, Centre Wellington and the Fergus Urban Centre are understated.</p>	<p>Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.</p> <p>The 2024 PPS does not require the County to use Ministry of Finance Population Projections at this time.</p>
MHBC January 13, 2025 OPA126-024 (SABR-005)	Comments on behalf of Biltmore Homes Ltd. (795 Anderson Street, Centre Wellington): <ul style="list-style-type: none"> • Seeking inclusion of the subject lands within the urban boundary expansion for Fergus • Submission provides a review of the evaluation criteria. 	Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.

Table E6 (continued)

Name/Date/ID	Key Comments	Staff Response
MHBC January 13, 2025 OPA126-025 (SABR-006 and SABR-007)	Comments on behalf of Morell (178 and 220 First Line, Centre Wellington): <ul style="list-style-type: none"> • Support for Draft OPA 126 Elora-Salem urban boundary expansion which includes the subject property. • Submission provides a review of the evaluation criteria. 	No changes to OPA 126 requested.
VanHarten January 15, 2025 OPA126-028 (SABR-009)	Comments on behalf of 264 First Line (Centre Wellington): <ul style="list-style-type: none"> • Seeking inclusion of the subject lands within the urban boundary expansion for Elora-Salem for a privately serviced estate residential development with approximately 10 lots. • Submission provides detailed history of the property, a policy overview, and other information. 	The Township of Centre Wellington recommended that this property be added to the urban boundary of Elora-Salem. Changes to the urban boundary through OPA 126 have been made in response to this request. See Section 7.2 of report for further detail.
Cuesta Planning Consultants Inc. January 16, 2025 March 20, 2025 OPA126-029 (SABR-033 and SABR-034)	Comments on behalf of Breyark Homes (965 Gartshore Street, Centre Wellington): <ul style="list-style-type: none"> • Seeking inclusion of the subject lands within the urban boundary expansion for Fergus • The latest concept includes a connecting road from Provincial Highway 6 to Gartshore Street. • Submission provides a review of the evaluation criteria. • Concerns with rationale for including Area C and G in OPA 126 relative to agricultural impact, Area C relative to protection of mineral aggregate resources, and Agricultural Impact Assessment focus areas (See Figure 1 of report for location of Area C and G). 	Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request. Area G is an expansion to Elora-Salem and therefore not relevant to a request in Fergus. Area C is an Employment Area expansion with which has different locational requirements to residential land.

Table E6 (continued)

Name/Date/ID	Key Comments	Staff Response
MHBC January 15, 2025 OPA126-030	<p>Comments on behalf of Skyway Estates Ltd. (6686 Irvine Street, Centre Wellington):</p> <ul style="list-style-type: none">• Seeking inclusion of a portion of the subject lands within the urban boundary expansion for Elora-Salem.• To provide housing on the north side of Wissler's Ridge – an existing single-loaded, private condominium road with single detached dwellings.• Submission provides a review of the evaluation criteria.	<p>Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.</p>
Landwise January 16, 2025 March 10, 2025 OPA126-031 (SABR-059)	<p>Comments on behalf of Tribute (Fergus Oaks) Limited (6704 Beatty Line N, 6684-6688 Beatty Line N and 7692 Sideroad 15, Centre Wellington):</p> <ul style="list-style-type: none">• Seeking inclusion of the subject lands and lands to the southeast with within the urban boundary expansion for Fergus.• Conducted an LNA review which concludes that the land needs for the County are understated.• Submission provides a review of the evaluation criteria.	<p>Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.</p> <p>The 2024 PPS does not require the County to use Ministry of Finance Population Projections at this time.</p>

Table E6 (continued)

Name/Date/ID	Key Comments	Staff Response
<p>Weston Consulting January 16, 2025 March 13, 2025 OPA126-032 (SABR-019)</p>	<p>Comments on behalf of Sorbara/Tribute Brubacher Holdings Inc. (6586 Beatty Line N, Centre Wellington):</p> <ul style="list-style-type: none"> • Seeking inclusion of the subject lands within the urban boundary expansion for Fergus. • Conducted an LNA review which concludes that the land needs for the County and for Centre Wellington are understated. • Recommend revisions to section 3.6 of Draft OPA 126 to provide additional flexibility in the phasing of growth with stronger wording to allow for privately initiated planning processes for phasing growth and development by individual landowners and/or landowner groups. 	<p>Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.</p> <p>The 2024 PPS does not require the County to use Ministry of Finance Population Projections at this time.</p> <p>Staff do not recommend revisions to section 3.6 Phasing Growth to allow for individual/group landowners to override a municipally initiated phasing process. No member municipalities have requested changes to the proposed policy.</p>
<p>Weston Consulting January 16, 2025 March 13, 2025 OPA126-033 (SABR-020)</p>	<p>Comments on behalf of RBS & EJS G.P. Inc. (6490 First Line, Centre Wellington):</p> <ul style="list-style-type: none"> • Support for Draft OPA 126 Fergus urban boundary expansion which includes the subject property. • Recommend revisions to section 3.6 of Draft OPA 126 to provide additional flexibility in the phasing of growth with stronger wording to allow for privately initiated planning processes for phasing growth and development by individual landowners and/or landowner groups. 	<p>Staff do not recommend revisions to section 3.6 Phasing Growth. No member municipalities have requested changes to the proposed policy.</p>

Table E6 (continued)

Name/Date/ID	Key Comments	Staff Response
Member of the Public March 1, 2025 OPA126-034 (SABR-061)	Comments regarding 159 First Line support the Draft OPA 126 Elora-Salem urban boundary expansion which includes the subject property.	No changes to OPA 126 requested.
Member of the Public March 1, 2025 OPA126-035	Comments in support of urban boundary expansion south of Elora on First Line.	No changes to OPA 126 requested.
Member of the Public March 1, 2025 OPA126-036 (SABR-061)	Comments regarding 159 First Line support the Draft OPA 126 Elora-Salem urban boundary expansion which includes the subject property.	No changes to OPA 126 requested.
Thomasfield Homes February 28, 2025 OPA126-037 (SABR-035)	Comments regarding 930 Scotland Street support the Draft OPA 126 Fergus urban boundary expansion which includes the subject property.	No changes to OPA 126 requested.
Member of the Public OPA126-038	Support for OPA 126 and the expansion of settlement boundary areas within Centre Wellington. Approval of OPA 126 is a crucial step in meeting the region's long-term housing and development needs.	No changes to OPA 126 requested.
Member of the Public OPA126-040 (SABR-036)	Comments regarding 851 Wellington Road 18: <ul style="list-style-type: none">Seeking inclusion of the subject lands within the urban boundary expansion for Fergus.	Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.

Table E6 (continued)

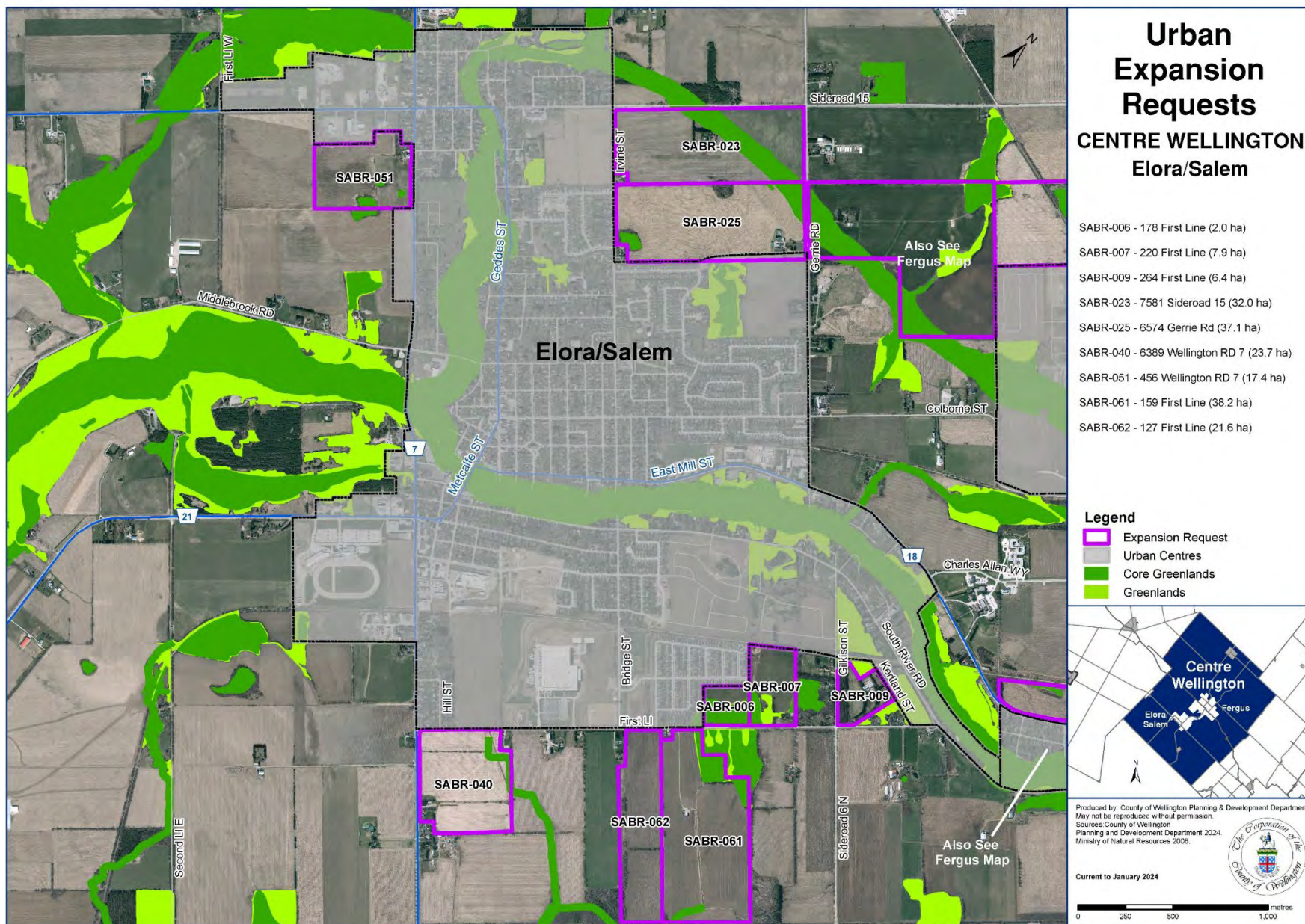
Name/Date/ID	Key Comments	Staff Response
Member of the Public OPA126-041	Comments supporting inclusion of SABR-060, SABR-005, SABR-036 and 103 Gilkison Street within Centre Wellington urban boundary expansions.	Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to these comments.

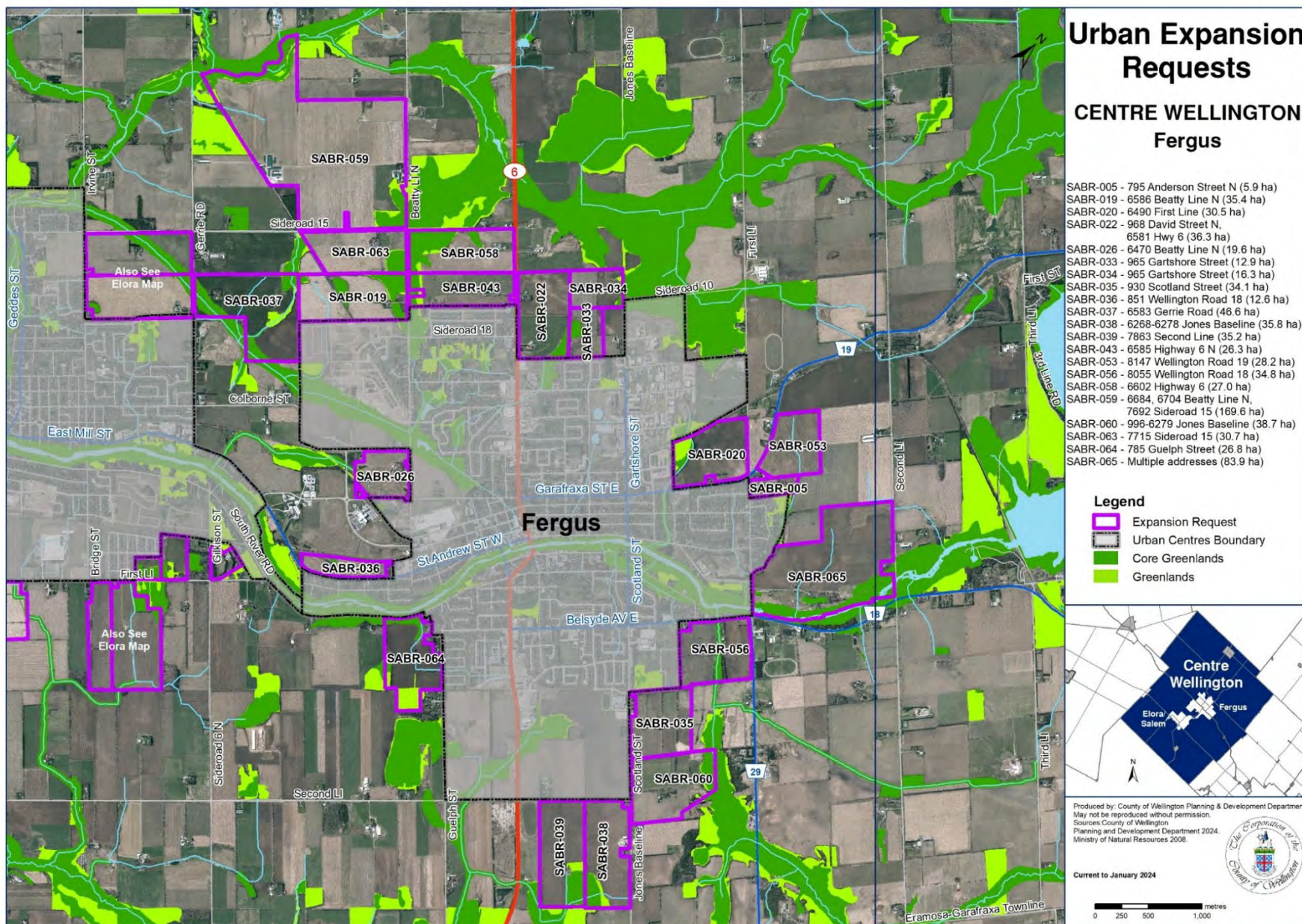
Table E7 STAKEHOLDER Comment and Response Table
County Official Plan Amendment 126 – Urban Boundary Expansions

Name/Date/ID	Key Comments	Staff Response
<p>Ontario Stone, Sand & Gravel Association (OSSGA) January 16, 2025 March 20, 2025 OPA126-027</p>	<p>Comments on behalf of the Ontario Stone, Sand & Gravel Association (OSSGA) focus on Fergus expansion Area C, located southeast of Fergus:</p> <ul style="list-style-type: none"> • Draft OPA 126 proposed to delete the Sand and Gravel Resources of Primary and Secondary Significant and extend the 300 m buffer around the proposed urban centre boundary. • The Township’s evaluation table acknowledges that aggregate resources are mapped by the County in the area • Change should not be referred to as a “housekeeping change” as it is a significant revision to provincial resource mapping without any technical rationale or detailed review <p>OSSGA has significant concerns and expansion Area C should not be supported until an Aggregate Impact Assessment or similar study is completed to demonstrate consistency with the PPS and County Official Plan as it relates to protection of significant aggregate resources.</p>	<p>Staff will no longer refer to the Mineral Resource Overlay removals as a housekeeping change.</p> <p>See Section B.3 of Appendix B for further response.</p>

Appendix F

Urban Expansion Consideration Requests Received by January 2024 Submission Deadline







COUNTY OF WELLINGTON

KIM COURTS
DEPUTY CLERK
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74 WOOLWICH STREET
GUELPH, ONTARIO
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April 24, 2025

Wellington County
Member Municipality Clerks

Amanda Knight, Township of Guelph/Eramosa
Nina Lecic, Town of Erin
Kerri O'Kane, Township of Centre Wellington
Larry Wheeler, Township of Mapleton
Annileene McRobb, Town of Minto
Karren Wallace, Township of Wellington North
Justine Brotherston, Township of Puslinch

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kwallace@wellington-north.com
jbrotherston@puslinch.ca

Good afternoon,

At its meeting held on April 24, 2025, Wellington County Council approved the following recommendation from the Planning Committee:

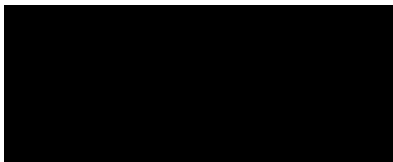
That the 2024 Residential Development Monitoring Report be received for information,
and

That the County Clerk circulate this report to Member Municipalities for information.

Please find enclosed the 2024 Residential Monitoring Report.

Should you have any questions, please contact Jameson Pickard, Senior Policy Planner at 519.837.2600 Ext. 2300 or jamesonp@wellington.ca.

Respectfully,



Kim Courts
Deputy Clerk



Committee Report

To: Chair and Members of the Planning Committee
From: Jameson Pickard, Senior Policy Planner
Paul Barson, GIS Programme Manager
Date: Thursday, April 10, 2025
Subject: **2024 Residential Monitoring Report**

1.0 Purpose:

The purpose of this report is to review 2024 year-end development applications, Municipal building permit activity, and residential unit supply across the County. The report analyzes trends and assesses progress toward Provincial land supply obligations and the County's 2051 household forecast. The report serves as a resource for data needs and updates the Planning Committee and Council on recent development trends over the previous year. Appendix A includes an infographic summarizing key 2024 statistics.

2.0 Background

A core responsibility of the County Planning Department is to monitor building permit activity and development applications. This tracking helps the County monitor and report on trends, support information requests, and populate land inventories.

Planning Staff maintain a real time Residential Inventory, which tracks the potential supply of vacant residential units across the County. The Residential Inventory was initially developed over 20 years ago to assist County Planning Staff and consultants with population and household forecasting exercises. This inventory evolved over the years in response to the greater need to track growth and Provincial policy direction and today has a wider range of uses. The principal use of the Inventory continues to be input into population and household growth forecasts.

3.0 Residential Inventory

The Residential Inventory is a GIS (Geographic Information System) database containing information about the vacant residential land and unit supply in the County. It includes residential supply data for both the urban and rural systems. The potential unit supply is derived from submitted development applications, pre-consultations, and best practice assumptions (vacant lands). This inventory is updated in real time and allows the Planning Department to track potential residential unit supply, track build out, estimate unit timing, and monitor Provincial residential supply obligations.

Supply Categories

County Planning Staff track development applications that have impacts on the residential supply. Generally, as applications move across the supply categories from vacant to registered units, the supply becomes more certain and the availability of the units more imminent. Table 1 below provides an overview of the different supply categories in the Residential Inventory.

Table 1 – Residential Supply Categories

Category	Description
Vacant Designated	Unit potential on vacant designated Residential lands that are not subject to planning applications, and potential urban and rural consents.
Applications Under Review	Potential units in planning applications located on residential lands that are under review.
Draft Approved or Provisional	Units in draft approved plans of condominium or subdivision; or applications that are provisionally approved by the Director of Planning and/or Committees/Councils.
Registered	Potential units in registered plans of subdivision. Vacant lots of record i.e. infill lots in urban areas, vacant sites zoned for multi-residential development and vacant lots in the countryside that are 10 acres or less in area.

Housing Classification Summary

Within the Residential Inventory the County tracks available unit supply across inventory records throughout the County. Below is a summary of how the County classifies housing structures in the Residential Inventory. The housing structure types have been categorized to align with Statistics Canada housing data. The County tracks potential units across the Low, Medium, and High-density categories.

Table 2 – Housing Density Classification Summary

Housing Type	Density Category
Single-Detached	Low
Semi-Detached	Low
Duplexes, Triplexes, fourplexes	Medium
Row/Townhouses/Stacked Townhomes	Medium
Apartments*	High

*Additional Residential Units (ARUs) are classified as high density; however the inventory does not track potential creation of these units given the irregularity in uptake. Building Permit analysis tracks ARU construction in the County and is discussed later in this report.

Section 4.0 below provides a detailed analysis of the Residential Inventory. It should be noted that since the 2023 report there have been two significant additions to the inventory. First, the boundary expansions to the urban centres of Clifford, Drayton and Moorefield are included in the residential supply numbers. Second, the approved Fergus South Secondary Plan Area has also been included. Together these records have had a significant upward impact on the residential inventory adding 3,263 net new units to the potential supply in the vacant designated category.

4.0 Provincial Planning Statement (PPS) Requirements

Section 2.1.4 of the PPS directs planning authorities to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of the regional market area. This includes maintaining the ability to accommodate residential growth for a minimum of 15 years through lands designated and available for residential development and a minimum of 3 years of serviced lands for residential growth. This section measures the County’s ability to meet these requirements.

Short-Term (3-Year) Supply

The PPS requires municipalities to maintain at all times a minimum 3-year supply of residential units through appropriately zoned lands and lands in draft approved and registered plans of subdivision. In the County the short-term residential unit supply is tracked through the Draft Approved and Registered categories of the Residential Inventory. This land is readily available to meet new housing demand without any major servicing constraints.

Table 3 - Short-Term Vacant Residential Unit Supply in Wellington County, December 31, 2024

(Source: County of Wellington Residential Inventory, Building Permit Database)

Status and Unit Density	Units in the Built Boundary (BB)	Units in the Designated Greenfield Area (DGA)	Total Urban Unit Potential	Total Rural Unit Potential	Total Units
Draft Approved	118	2,034	2,152	195	2,347
<i>Low</i>	47	1,128	1,175	195	1,370
<i>Medium</i>	71	738	809	0	809
<i>High</i>	0	168	168	0	168
Registered	588	2,483	3,071	362	3,433
<i>Low</i>	161	1,171	1,332	354	1,686
<i>Medium</i>	134	978	1,112	0	1,112
<i>High</i>	293	334	627	8	635
County Total	706	4,517	5,223	557	5,780
(%)	14%	86%	90%	10%	100%

Analysis

As depicted in Table 3 above, as of December 31, 2024, approximately 5,780 residential units are included in the short-term supply across the Registered and Draft Approved supply categories. 90% of the short-term supply is within urban centres and 10% in the Rural areas. Overall, this represents an approximate 8-year supply of units based on the total forecasted annual 730 units/year needed across the County to meet the total 2051 household forecast.

Looking at the urban supply only, there are approximately 5,223 units across the Registered and Draft Approved supply categories. This represents an approximate 8-year supply of units based on an annual of 657 units/year needed to meet the 2051 urban household forecast. A further analysis of the urban short-term supply shows approximately 706 units (14%) are located within the Built Boundary (BB) of the County's urban centres and, 4,517 units (86%) located in the Designated Greenfield Area (DGA). The unit mix in the urban supply is slightly weighted towards higher density unit types such as townhomes at 52%, compared to lower density units (single and semi-detached units) making up 48% of the urban supply.

The County of Wellington currently exceeds the 3-year unit supply requirement of the Provincial Planning Statement, 2024 for Draft Approved and Registered units.

Long-Term (15-Year) Supply

The PPS requires municipalities to maintain at all times the ability to accommodate residential growth for a minimum of 15 years. Growth is to be accommodated through lands that are designated and available for residential development. In our case, the long-term residential land supply includes lands across all the Residential Inventory supply categories. For purposes of the PPS definition of “designated and available”, the County generally includes lands that are vacant and designated for residential development in the long-term supply. Much of the long-term supply is included in the designated greenfield area and requires planning applications to support residential build out.

Table 4- Long-Term Vacant Residential Unit Supply in Wellington County, December 31, 2024

(Source: Wellington County Residential Inventory, Building Permit Database)

Status and Density	Units in the Built Boundary (BB)	Units in the Designated Greenfield Area (DGA)	Total Urban Unit Potential	Total Rural Unit Potential	Total Unit Potential
Vacant Designated	533	6,597	7,130	302	7,432
<i>Low</i>	326	1,923	2,249	302	2,551
<i>Medium</i>	175	1,776	1,951	0	1,951
<i>High</i>	32	2,898	2,930	0	2,930
Application Under Review	654	3,042	3,696	20	3,716
<i>Low</i>	179	1,486	1,665	20	1,685
<i>Medium</i>	255	1,310	1,565	0	1,565
<i>High</i>	220	246	466	0	466
Draft Approved	118	2,034	2,152	195	2,347
<i>Low</i>	47	1,128	1,175	195	1,370
<i>Medium</i>	71	738	809	0	809
<i>High</i>	0	168	168	0	168
Registered	588	2,483	3,071	362	3,433
<i>Low</i>	161	1,171	1,332	354	1,686
<i>Medium</i>	134	978	1,112	0	1,112
<i>High</i>	293	334	627	8	635
County Total	1,893	14,156	16,049	879	16,928
(%)	14%	86%	93%	7%	100%

Analysis

As depicted in Table 4 above, as of December 31, 2024, approximately 16,928 residential units are available over the long term in the urban and rural areas. This represents approximately a 23-year supply of residential units available through residential intensification, redevelopment, and lands designated and available for residential development based on 730 units/year to 2051.

Looking at the urban supply only, there are approximately 16,049 units available in the long-term supply or 95% of the total supply. This represents an approximate 24-year supply of units based on an annual 657 units/year needed to meet the 2051 urban household forecast. Further analysis of the urban unit supply shows approximately 1,893 units (12%) are accommodated within built boundaries (BB) of urban centres in the County and 14,156 (86%) are accommodated in the County’s Designated Greenfield area (DGA). Like the short-term urban supply, the unit mix of the long-term urban supply is

weighted towards higher density unit types at 60%, while we see approximately 40% of the unit supply in the lower density unit category. This is an encouraging trend which will begin to show up in our building permit tracking over time.

The County of Wellington’s long-term supply exceeds the 15-year supply requirement of the Provincial Planning Statement.

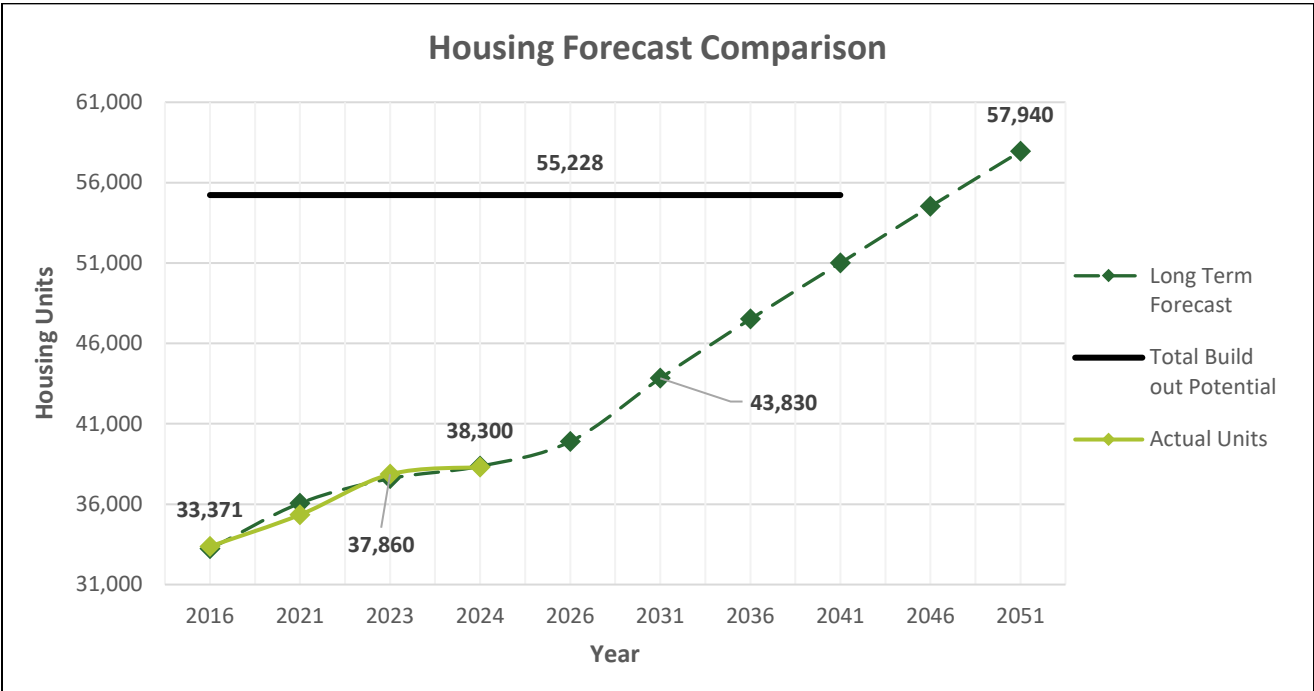
5.0 2051 Household Forecast Comparison

Through Official Plan amendment 120, the County implemented Population, Household and Employment forecasts for our member municipalities to 2051. These forecasts are based on detailed growth management work and implement the growth forecasts for the County issued by the province. As part of the Planning Department’s regular monitoring of growth, we compare our vacant unit supply and building permit data to our long-term forecast to see how housing growth is tracking.

Chart 1 below, shows housing development trends since 2016 and highlights that housing development has tracked relatively well to forecasted housing growth. This trend continued in 2024 where we reached 38,300 total housing units. When we compare the County’s total build out potential (existing units + vacant unit supply) against the long term 2051 household forecast, we see that we currently have enough supply available to sustain growth until approximately 2046.

Chart 1 - Long-Term Housing Forecast Comparison

(Source: Wellington County Residential Inventory, Building Permit Database & Growth Tracking Model)



It is important to note that additional unit supply will be added to the Residential Inventory through upcoming urban boundary expansions proposed through OPA 126. These expansions are intended to make enough land available for the County and Member Municipalities to meet its 2051 population and household forecasts.

6.0 Subdivision and Condominium Applications

The County of Wellington is the approval authority for all subdivision and condominium applications in the County. Subdivision and condominium applications are the primary driver of new unit supply and building permits and provide a good indication of unit supply and mix that will be available in the future. It is important to note while the County approves these applications member municipalities are instrumental in the consultation, review, and final design of these developments. The County's Residential Inventory includes all active residential subdivision and condominium applications. Table 5 below provides a snapshot of applications the County received in 2023 and 2024 and outlines their inventory status as of December 31, 2024, as well as the number of proposed units.

Table 5 - 2023 & 2024 Subdivision and Condominium Applications, December 31, 2024

(Source: Wellington County applications)

Year	Application	Municipality	Inventory Status	Units			
				LOW	MED	HIGH	Total
2023	23T-23001	Wellington North	App. Under Review		34		34
	23T-23002**	Puslinch	App. Under Review	23			23
	23T-23003	Erin	App. Under Review	445	353		798
	23T-23004	Guelph-Eramosa	Draft Approved	4			4
	23T-23005**	Centre Wellington	App. Under Review	107			107
	23T-23006**	Guelph-Eramosa	App. Under Review	16			16
	23CD-23002	Minto	Draft Approved		10		
	23CD-23003	Centre Wellington	App. Under Review			45	45
	23CD-23004	Centre Wellington	Draft Approved			32	32
	23CD-23005	Centre Wellington	Registered		31		31
	Total			595	428	77	1,090
	Total Unit Mix Percentage (%)			55%	39%	7%	100%
	Rural Unit Total			146			
2024	23T-24001	Erin	App. Under Review	142	72	0	214
	23T-24002	Wellington North	App. Under Review	30	25	0	55
	23T-24003	Minto	App. Under Review	117	72	0	189
	23T-24004	Mapleton	App. Under Review	16	0	0	16
	23T-24006	Minto	App. Under Review	53	30	0	83
	23CD-24001	Wellington North	Draft Approved	0	8	0	8
	23CD-24002	Wellington North	Draft Approved	0	28	0	28
	23CD-24003	Centre Wellington	Draft Approved	0	14	0	14
	23CD-24004	Centre Wellington	App. Under Review	0	112	0	112
	Total			358	361	0	719
	Total Unit Mix Percentage (%)			50%	50%	0%	100%
	Rural Unit Total			0			

** Applications in the rural area.

Residential application levels were stable between 2023 and 2024 with the County receiving a total of 10 applications in 2023 and 9 applications in 2024. While application levels remained consistent, the total number of residential units across the applications decreased by 371 units in 2024. Despite this decrease, the unit mix in the 2024 applications show a gain in higher density housing forms over 2023 levels. County Staff expect unit yields in residential applications to pick up, particularly as we see larger greenfield areas come online across the County into the future.

7.0 Residential Building Permit Activity

In 2024 Member Municipalities issued 1,092 residential permits. This is the highest number of permits issued ever in the County. Between 2008-2024, Member Municipalities have issued permits for approximately 8,712 residential units, achieving annual average of 512 units per year since 2008 and a 4-year average of 838 units per year since 2021.

As noted above, our recent growth management work forecasted an average of 730 residential units annually to achieve our forecasted household targets for 2051. Table 6 below provides more details about residential building permits issued between 2008-2024 by our member municipalities.

Table 6 - Residential Units Issued Through Building Permits, In Wellington between 2008-2024

(Source: County of Wellington Building Permit Database)

Year	Single	Semi	Medium	High	Total
2008	332	10	38	12	392
2009	182	10	31	55	278
2010	205	8	23	58	294
2011	221	24	22	77	344
2012	256	14	37	93	400
2013	172	12	36	30	250
2014	216	6	49	55	326
2015	290	6	59	76	431
2016	419	0	147	99	665
2017	410	16	105	20	551
2018	258	19	46	36	359
2019	390	20	125	37	572
2020	342	20	57	79	498
2021	381	77	132	224	814
2022	481	110	178	84	853
2023	254	103	197	38	592
2024	628	158	275	32	1,093
Total	5,437	613	1,557	1,105	8,712

The 2024 permits achieved a unit mix of approximately 70% low density units and approximately 30% medium and high-density units. This is consistent with the historic unit mix we have observed since 2008. However, If we look at the more recent time horizon between 2021-2024, building permits show a shift toward a denser building typology with 65% of the units considered low density and 35% in the medium and high-density categories. Our expectation is to continue to see a shift towards more dense forms of housing and is supported by the unit mix we observe in the active development applications noted above.

Table 7 below reviews the 2024 residential building permits and provides a breakdown of where growth is occurring in the County. The Town of Erin played a significant role in driving growth, issuing a total of 705 residential permits in 2024 or 65% of all permits issued in the County. 690 of these permits were issued in the urban greenfield area. This is significant shift for the Town considering it issued 17 residential permits in 2023 and reflects the recent servicing investments that have been made.

As expected, most of the residential permits 998 or 91% were issued in an urban centre, with 95 or 9% issued in the rural area. Looking at the urban permits only, 905 or 91% of the residential growth occurred in the urban greenfield areas, with 93 permits or 9% occurring within the identified built-up area of our urban centres. This translates to an overall intensification rate of 9%, which is lower than the 20% intensification target in the Official Plan. This shortfall is largely explained by significant greenfield sites in Erin commencing development in 2024. Staff expect intensification rates to fluctuate year-to-year and be more in line with the 15% target that was supported through our growth management work.

Table 7 - 2024 Residential Building Permits

(Source: County of Wellington Building Permit Database)

Municipality and Density Category	Permits Issued in the Built Boundary (BB)	Permits issued in the Designated Greenfield Area (DGA)	Total Urban Unit Permits	Total Rural Unit Permits	Total Permits
Centre Wellington	0	170	174	27	201
Low	4	35	39	27	66
Medium	0	135	135	0	135
High	0	0	0	0	0
Town of Erin	0	690	690	15	705
Low	0	589	589	15	604
Medium	0	101	101	0	101
High	0	0	0	0	0
Guelph/Eramosa	9	0	9	1	10
Low	9	0	9	1	10
Medium	0	0	0	0	0
High	0	0	0	0	0
Mapleton	2	9	11	12	23
Low	2	9	11	12	23
Medium	0	0	0	0	0
High	0	0	0	0	0
Town of Minto	4	9	13	11	24
Low	1	9	10	11	21
Medium	3	0	3	0	3
High	0	0	0	0	0
Wellington North	74	26	100	12	112
Low	14	18	32	12	44
Medium	28	8	36	0	36
High	32	0	32	0	32
Puslinch	0	1	1	17	18
Low	0	1	1	17	18
Medium	0	0	0	0	0
High	0	0	0	0	0
County Total	93	905	998	95	1,093
Low	30	661	691	95	786
Medium	31	244	275	0	275
High	32	0	32	0	32

Additional Residential Units (ARUs)

The County Official Plan has been continually updated to align with the most current Provincial policies related to the establishment of ARUs on residential properties. Table 8 below outlines County tracking of ARUs through building permit data supplied by our Member Municipalities. County tracking only accounts for ARUs that are identified through municipal permitting and may therefore undercount the actual amount of ARUs that exist in our communities.

Table 8 - Additional Residential Units Created In Wellington between 2016-2024

(Source: County of Wellington Building Permit Database)

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Centre Wellington	19	31	28	26	27	20	29	48	39	267
<i>Urban</i>	18	29	27	25	23	13	22	36	34	227
<i>Rural</i>	1	2	1	1	4	7	7	12	5	40
Erin	2	2	1	0	1	0	0	0	4	10
<i>Urban</i>	0	0	0	0	0	0	0	0	0	0
<i>Rural</i>	2	2	1	0	1	0	0	0	4	10
Guelph/Eramosa	1	2	1	4	3	4	12	5	12	44
<i>Urban</i>	1	0	0	0	1	0	4	1	3	10
<i>Rural</i>	0	2	1	4	2	4	8	4	9	34
Mapleton	0	0	2	0	0	1	2	12	9	26
<i>Urban</i>	0	0	2	0	0	0	0	0	2	4
<i>Rural</i>	0	0	0	0	0	1	2	12	7	22
Minto	1	1	0	1	1	4	3	1	9	21
<i>Urban</i>	1	1	0	1	1	2	3	1	2	12
<i>Rural</i>	0	0	0	0	0	2	0	0	7	9
Puslinch	0	1	0	0	2	0	0	0	11	14
<i>Urban</i>	0	0	0	0	0	0	0	0	2	2
<i>Rural</i>	0	1	0	0	2	0	0	0	9	12
Wellington North	1	1	1	0	0	7	6	8	13	37
<i>Urban</i>	1	1	1	0	0	5	3	5	2	18
<i>Rural</i>	0	0	0	0	0	2	3	3	11	19
Total	24	38	33	31	34	36	52	74	97	419
<i>Urban</i>	21	31	30	26	25	20	32	43	45	273
<i>Rural</i>	3	7	3	5	9	16	20	31	52	146

In 2024, permits for 97 Additional Residential Units were issued in the County, 45 in urban centres vs. 52 in rural areas of the County. This represents a 30% increase over 2023 ARU totals of 74. We continue to see a consistent level of interest in ARU construction with an average of 47 permits per year since 2016.

An area of note is the significant increase in ARU construction in the Rural Area between 2016-2024, which represents an increase of 1,633%. This is likely attributed to legislative changes favoring ARU construction, housing affordability challenges and early adoption of land use planning policies by the County and Member Municipalities permitting ARUs in the rural area.

8.0 Summary

Based on the above analysis for 2024, the County:

- 1) Has a supply of approximately 16,928 vacant residential units across the Residential Inventory.
- 2) Has 5,780 vacant units in the Draft Approved and Registered applications.
- 3) Has enough land designated for residential growth to meet the 3-year and 15-year supply as required by Section 2.1.4 of the Provincial Planning Statement, 2024.
- 4) Received 5 subdivision and 4 condominium applications proposing 719 residential units.
- 5) Had 1,093 residential building permits issued by our Member Municipalities with a unit mix of 786 (72%) low density, 275(25%) medium density and 32 (3%) high density building types.
- 6) Had 97 permits issued by our member municipalities for Additional Residential units. This is approximately 419 Additional Residential Units constructed in the County since 2016.

Strategic Action Plan:

This report relates to the following objectives and priorities in the County's Strategic Action Plan:

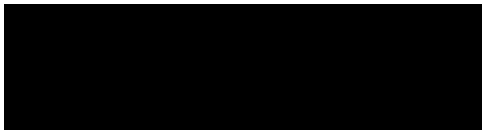
Making the best decisions for the betterment of the Community

Recommendation:

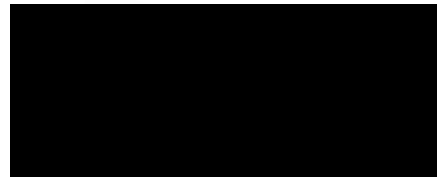
That the 2024 Residential Development Monitoring Report be received for information.

That the County Clerk circulate this report to Member Municipalities for information.

Respectfully submitted,



Jameson Pickard, B. URPL, MCIP, RPP
Senior Policy Planner



Paul Barson
GIS Programme Manager

Appendix A 2024 Residential Highlights Infographic

In consultation with/approved by:

Aldo Salis, Director of Planning and Development

Scott Wilson, Chief Administrative Officer

2024 Residential Highlights

Building Permits



1,093 2024 Residential Building Permits issued

Unit mix of permits

72%



Low
(Singles/Semis)

25%



Medium
(Townhouses, Triplexes, etc.)

3%



High
(Apartments)



998
Urban Permits



95
Rural Permits

97

2024 Additional Residential Unit Permits issued



419

Additional Residential Units constructed since 2016



45
Urban ARU's



52
Rural ARU's

Residential Units Supply



16,928

Total # of
Vacant Units in
Residential Supply

	Provincial Policy Requirement	Wellington County Supply	Target Met
3 Year Supply	2,190	5,780	✓
15 Year Supply	10,950	16,928	✓

*730 units required annually from 2021 to 2051 to achieve 2051 household forecast.

Long Range Housing Forecast



2024 Households are On-Track!



Legislative
Assembly
of Ontario



Assemblée
législative
de l'Ontario

1ST SESSION, 44TH LEGISLATURE, ONTARIO
3 CHARLES III, 2025

Bill 5

**An Act to enact the Special Economic Zones Act, 2025,
to amend the Endangered Species Act, 2007 and to replace it with the
Species Conservation Act, 2025, and to amend various Acts and
revoke various regulations in relation to development and to procurement**

The Hon. S. Lecce
Minister of Energy and Mines

Government Bill

1st Reading April 17, 2025

2nd Reading

3rd Reading

Royal Assent



EXPLANATORY NOTE

SCHEDULE 1
ELECTRICITY ACT, 1998

Various amendments are made to the *Electricity Act, 1998*.

Subsection 25.32 (5) of the Act authorizes the issuance of directives requiring the IESO to undertake a request for proposal or other procurement initiative or activity relating to a specified matter respecting electricity. The section is amended to specify that any such directive may set out requirements relating to the country, region or territory of origin of any good or service used in connection with the matter to which the directive relates. The section is also amended to provide that the IESO is not permitted to enter into a procurement contract that relates to specified matters respecting electricity in circumstances that may be prescribed by regulations made under the Act. Finally, a new section 25.32.1 is added to provide that the IESO is not permitted to procure a good or service that relates to something other than one of the specified matters respecting electricity, in circumstances that may be prescribed by the regulations.

A new section 53.6.1 provides for restrictions respecting the procurement by Ontario Power Generation Inc., or by any of its subsidiaries that may be specified by the regulations, of a good or service that meets the conditions prescribed by the regulations respecting its country, region or territory of origin.

A new section 3.2 provides for the extinguishment of specified causes of action against the Crown, the IESO, Ontario Power Generation Inc. and other specified persons in connection with the amendments made to the Act, including for things done or not done in accordance with those amendments. It also provides for a bar on legal proceedings connected to those matters.

SCHEDULE 2
ENDANGERED SPECIES ACT, 2007

Various amendments are made to the *Endangered Species Act, 2007*, including:

1. Amendments to the purpose of the Act.
2. Amendments to several definitions in subsection 2 (1), including a new definition of “habitat”.
3. Section 2.1 is added to the Act to enable the Minister to delegate powers and duties under the Act.
4. The following changes are made to section 7 so that making a regulation under that section is no longer mandatory but at the discretion of the Lieutenant Governor in Council:
 - i. The Lieutenant Governor in Council would be authorized to make a regulation listing species that are classified by COSSARO as extirpated species, endangered species, threatened species or special concern species.
 - ii. Such a regulation would not be required to list all of the species classified by COSSARO but, if a species is listed, the classification of the species must be the same as COSSARO’s classification.
 - iii. Requirements under the Act relating to a species that has been removed from the list cease to have effect.
5. The temporary suspension of protections upon initial listing of a species is removed.
6. Provisions regarding government response statements, management plans and agreements are repealed and transitional amendments are made throughout to refer to requirements that continue in respect of instruments that existed before the date of repeal.
7. Section 17 is re-enacted to remove the need for conditions to be satisfied before certain permits could be issued, remove reference to species conservation charges and make other changes.
8. Section 18, which authorizes persons to engage in prohibited activities set out in a regulation if the activity is regulated under another Act, is repealed.
9. Sections 20 and 30, which deal with hearings, are repealed and section 30 is replaced with provisions governing appeals of permits and orders.
10. Subsections 20.3 (7) to (9) are added to the Act to address the cessation of monies being paid into the Fund.
11. Section 20.19 is added to provide for the wind up of the Agency.
12. Section 22.1 is added to require persons to respond to reasonable inquiries related to determining if the person is in compliance with the Act or regulations.
13. Changes are made to the inspection powers to remove a requirement for a warrant with respect to certain inspections.
14. Amendments are made to remove the ability of enforcement officers to issue stop orders and to authorize provincial officers to issue contravention orders and to authorize the Minister to issue mitigation orders.
15. The name of the Species at Risk in Ontario Stewardship Program is changed to the Species Conservation Program.

16. The authorization for the Minister to establish an advisory committee is removed.
17. Section 57, which sets out special requirements for certain regulations, is repealed.
18. Schedules 1 to 5 are repealed.
19. Various other administrative and consequential amendments.

SCHEDULE 3 ENVIRONMENTAL ASSESSMENT ACT

The Schedule amends the *Environmental Assessment Act*.

The Act is amended to provide for the termination of the agreement entered into under section 3.0.1 of the Act concerning various enterprises or activities for or related to the proposed Eagle's Nest multi-metal mine in Northern Ontario near McFaulds Lake. A related approval under the Act is also revoked.

Part II.3 of the Act requires every proponent who wishes to proceed with a Part II.3 project to apply to the Minister for approval to do so. The Act is amended to provide that specified activities relating to the Chatham-Kent waste disposal site are exempt from Part II.3 of the Act.

SCHEDULE 4 ENVIRONMENTAL PROTECTION ACT

The Schedule amends the *Environmental Protection Act* to revoke a document that was signed by the Minister under the Act for the purpose of establishing fees with respect to the Environmental Activity and Sector Registry. The Minister may refund such fees in circumstances where a registration has been removed from the Registry under the Act.

SCHEDULE 5 MINING ACT

The Schedule makes multiple amendments to the *Mining Act*. Some of the more significant amendments are described below.

Section 2 is amended so that the Act's purpose of encouraging prospecting, registration of mining claims and exploration for the development of mineral resources must be to a degree that is consistent with the protection of Ontario's economy.

Section 4.1 is amended to allow the Minister to make an order suspending the operation of some or all functions of the mining lands administration system if doing so is desirable for the protection of the strategic national mineral supply chain. The new section 26.1 allows the Minister to make the following orders if they are desirable for the protection of the strategic national mineral supply chain: an order that the account of a mining lands administration system user be suspended or restricted, an order prohibiting a person from registering as a user on the mining lands administration system, an order prohibiting a person from obtaining a prospector's licence and an order terminating a prospector's licence.

Section 81 is amended to allow the Minister to deny the issuance of a lease if the Minister considers denying the lease desirable for the protection of the strategic national mineral supply chain.

The new section 153.0.1 allows the Minister to establish a mine authorization and permitting delivery team for any project designated by the Minister. If the proponent provides the required information, the team shall prepare an integrated authorization and permitting plan that sets out steps for the application, review and decision-making processes for obtaining the permits and authorizations required for the project under this and any other Act. The team shall also co-ordinate with any other ministry to expedite the application, review and decision-making processes for the permits and authorizations specified in the integrated authorization and permitting plan.

The new section 176.1 allows the Minister, subject to the approval of the Lieutenant Governor in Council, to cancel or revoke unpatented mining claims or a licence of occupation or terminate a lease of any mining lands or mining rights if the Minister considers doing so desirable for the protection of the strategic national mineral supply chain.

Finally, various causes of action connected to the amendments are extinguished.

SCHEDULE 6 ONTARIO ENERGY BOARD ACT, 1998

Various amendments are made to the *Ontario Energy Board Act, 1998*.

A new section 43.1 provides for restrictions respecting the procurement of a good or service that meets the conditions prescribed by the regulations respecting its country, region or territory of origin by,

- (a) gas transmitters, gas distributors or storage companies that may be specified by the regulations made under the Act; or
- (b) gas transmitter, gas distributor or storage company subsidiaries that may be specified by the regulations.

Similarly, a new section 73 provides for restrictions respecting the procurement of a good or service that meets the conditions prescribed by the regulations respecting its country, region or territory of origin by,

- (a) licence holders that may be specified by the regulations; or
- (b) licence holder subsidiaries that may be specified by the regulations.

A new section 134 provides for the extinguishment of specified causes of action against the Crown and other specified persons in connection with the amendments made to the Act, including for things done or not done in accordance with those amendments. It also provides for a bar on legal proceedings connected to those matters.

SCHEDULE 7 ONTARIO HERITAGE ACT

The Schedule amends the *Ontario Heritage Act*. The major elements are set out below.

The amendments expand the inspection powers in section 51.2 of the Act so that inspections may also be done for the purpose of assessing whether any artifacts or archaeological sites are on any land, or land under water, in the Province. This kind of inspection may only be conducted on the order of the Minister. Any artifacts or archaeological sites that are found in the inspection, or that have been removed or altered, are to be reported to the Minister and to the person who owns the land.

New section 61.1 is added to authorize the Minister to make assessment orders. Assessment orders direct that no person shall alter or remove an artifact or any other physical evidence of past human use or activity until a licensee under Part VI of the Act has completed archaeological fieldwork and reported that there is no further cultural heritage value or interest in the site.

Currently, section 66 of the Act authorizes the Minister to direct that artifacts taken under the authority of a licence or a permit shall be deposited in a public institution to be held in trust for the people of Ontario and authorizes the seizure of those artifacts if they are taken by certain unauthorized persons. Section 66 is re-enacted to authorize the Minister to also direct the deposit of material in an archaeological collection. Seized artifacts and materials may, in addition to being deposited in a public institution, be deposited with an Indigenous community. The amendments also authorize persons who are directed to seize these artifacts to enter premises during business hours, but not dwellings. The Minister is further authorized to direct inspectors or investigators under the Act to seize artifacts or archaeological material in the course of an inspection or investigation and to direct the seizure of artifacts or material in an archaeological collection that were seized in an investigation and subsequently released after a conviction.

New section 66.1 allows the Lieutenant Governor in Council to exempt property from any requirement in Part VI of the Act, or in related regulations, or exempt it from a requirement to conduct an archaeological assessment under provisions of any other Act or regulation, or instrument under any other Act, subject to certain exceptions. These exemptions may only be granted if the Lieutenant Governor in Council is of the opinion that the exemption could potentially advance specified provincial priorities. Under the new section 66.2, various causes of action connected to sections 66.1 and 66.2 are extinguished.

New Part VI.1 is added to authorize investigations under the Act. The Minister is given the power to appoint investigators. Investigators may obtain a search warrant and conduct investigations for the purpose of investigating offences or potential offences committed under the Act. The investigators' powers are set out. It also authorizes searches in exigent circumstances and mandatory production orders for documents or data that may provide evidence of an offence.

Section 68.3 of the Act is expanded to specify that certain instruments, including regulations and orders made by the Lieutenant Governor in Council, do not entitle persons to compensation.

New section 69.1 establishes a new two-year limitation period for the prosecution of offences under the Act. New section 69.2 authorizes court orders to prevent, eliminate or ameliorate damage connected to the commission of an offence.

SCHEDULE 8 REBUILDING ONTARIO PLACE ACT, 2023

The Schedule amends the *Rebuilding Ontario Place Act, 2023* to provide that Part II of the *Environmental Bill of Rights, 1993* does not apply to a proposal to issue, amend or revoke an instrument related to the Ontario Place Redevelopment Project or any enterprise or activity that furthers the Project.

SCHEDULE 9 SPECIAL ECONOMIC ZONES ACT, 2025

The Schedule enacts the *Special Economic Zones Act, 2025*.

The Lieutenant Governor in Council is authorized to make regulations designating special economic zones and the Minister is authorized to make regulations designating trusted proponents and projects.

The Lieutenant Governor in Council is authorized to make regulations exempting a trusted proponent or designated project from requirements under an Act, regulation or other instrument under an Act, including by-laws of a municipality or local board, as those requirements would apply in a special economic zone. The Lieutenant Governor in Council is also authorized to make regulations modifying the application of provisions of an Act, regulation or other instrument under an Act, including by-laws of a municipality or local board, as those provisions would apply with respect to a trusted proponent or designated project in a special economic zone.

Certain causes of action are extinguished.

SCHEDULE 10
SPECIES CONSERVATION ACT, 2025

The Schedule enacts the *Species Conservation Act, 2025*. It also repeals the *Endangered Species Act, 2007*. The following are some highlights of the *Species Conservation Act, 2025*:

1. The Committee on the Status of Species at Risk in Ontario (COSSARO) is continued for the purposes of assessing and classifying species. Rules governing reporting by COSSARO and the classification of species are included.
2. The Lieutenant Governor in Council is authorized to make regulations listing species classified by COSSARO as extirpated, endangered or threatened. Certain migratory birds and aquatic species listed as extirpated, endangered or threatened under the *Species at Risk Act* (Canada) are excluded from the application of the Act, other than for the purposes of assessment and classification by COSSARO.
3. The Act prohibits engaging in activities likely to result in a species no longer living in the wild in Ontario. Additionally, engaging in specified activities without having a permit or registering the activity in the Registry is prohibited.
4. A registry known as the Species Conservation Registry is established. The Act includes provisions governing the suspension or removal of registrations and the filing of orders or notices in the Registry.
5. The process for applying for permits is established. The Minister is empowered to issue, amend, revoke and suspend permits.
6. The Act prohibits possession, sale or trade of species contrary to laws of other jurisdictions that protect extirpated, endangered or threatened species.
7. The Minister is authorized to establish codes of practice, standards or guidelines for the protection and conservation of species listed on the Protected Species in Ontario List or their habitat.
8. The Species Conservation Program is continued for the purposes of promoting conservation activities, including habitat preservation, public education and grants.
9. Transitional matters with respect to the Agency and the Species Conservation Account established under the *Endangered Species Act, 2007* are provided for.

Other provisions address matters including enforcement, appeals of permits and orders, offences and penalties, regulation-making authority and the revocation of various regulations.

**An Act to enact the Special Economic Zones Act, 2025,
to amend the Endangered Species Act, 2007 and to replace it with the
Species Conservation Act, 2025, and to amend various Acts and
revoke various regulations in relation to development and to procurement**

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Preamble

The Government of Ontario is:

Protecting Ontario from global economic uncertainty by unleashing our economy.

Unlocking the potential of Ontario's critical minerals by streamlining approval processes for mining and critical infrastructure projects to achieve outcomes that fuel our economy while also creating jobs and protecting the strategic national mineral supply chain – all for the benefit of the people of Ontario and Canada.

Supporting the acceleration of provincial permitting and approvals for projects so Ontario can build mines and infrastructure faster, while ensuring environmental protections for future generations.

Keeping our energy supply safe by limiting foreign participation in Ontario's energy sector.

Working to make Ontario the best place in the G7 to invest, create jobs and do business.

Therefore, His Majesty, by and with the advice and consent of the Legislative Assembly of the Province of Ontario, enacts as follows:

Contents of this Act

1 This Act consists of this section, sections 2 and 3 and the Schedules to this Act.

Commencement

2 (1) Except as otherwise provided in this section, this Act comes into force on the day it receives Royal Assent.

(2) The Schedules to this Act come into force as provided in each Schedule.

(3) If a Schedule to this Act provides that any of its provisions are to come into force on a day to be named by order of the Lieutenant Governor in Council, an order may apply to one or more of those provisions, and orders may be issued at different times with respect to any of those provisions.

Short title

3 The short title of this Act is the *Protect Ontario by Unleashing our Economy Act, 2025*.

SCHEDULE 1 ELECTRICITY ACT, 1998

1 The *Electricity Act, 1998* is amended by adding the following section:

Extinguishment of certain causes of action re procurement restrictions

3.2 (1) No cause of action arises against the Crown, any current or former member of the Executive Council or employee, officer or agent of or adviser to the Crown, the IESO, or any current or former director, officer, employee or agent of or adviser to the IESO, as a direct or indirect result of,

- (a) the enactment of the amendments made to this Act by Schedule 1 to the *Protect Ontario by Unleashing our Economy Act, 2025*, or the amendment or repeal of any provision added to this Act by that Schedule;
- (b) the issuance, amendment or revocation of any provision of a directive under subsection 25.32 (5) that includes a requirement described in subsection 25.32 (6.1);
- (c) the making, amendment or revocation of any provision of a regulation for the purposes of subsection 25.32 (12) or section 25.32.1; or
- (d) anything done or not done in accordance with the provisions added to this Act by Schedule 1 to the *Protect Ontario by Unleashing our Economy Act, 2025*, a directive referred to in clause (b) or a regulation referred to in clause (c).

Same

(2) No cause of action arises against the Crown, any current or former member of the Executive Council or employee, officer or agent of or adviser to the Crown, Ontario Power Generation Inc., or any current or former director, officer, employee or agent of or adviser to Ontario Power Generation Inc., as a direct or indirect result of,

- (a) the enactment of the amendments made to this Act by Schedule 1 to the *Protect Ontario by Unleashing our Economy Act, 2025*, or the amendment or repeal of any provision added to this Act by that Schedule;
- (b) the making, amendment or revocation of any provision of a regulation for the purposes of section 53.6.1; or
- (c) anything done or not done in accordance with the provisions added to this Act by Schedule 1 to the *Protect Ontario by Unleashing our Economy Act, 2025* or a regulation referred to in clause (b).

No remedy

(3) No costs, compensation or damages, including for loss of revenue, profit or any other alleged loss, whether direct or indirect, are owing or payable to any person by a person referred to in subsection (1) or (2), and no remedy, including a remedy in contract, restitution or tort, a remedy for misfeasance, bad faith or a breach of trust or fiduciary obligation, any equitable remedy or any remedy under any statute, is available to any person against a person referred to in those subsections, in connection with anything referred to in those subsections.

Proceedings barred

(4) No proceeding that is directly or indirectly based on or related to anything referred to in subsection (1) or (2) may be brought or maintained against any person referred to in that subsection.

Same

(5) Subsections (3) and (4) do not apply with respect to an application for judicial review or a claim for constitutional remedy, but do apply with respect to any other court, administrative or arbitral proceeding claiming any remedy or relief, including specific performance, an injunction, declaratory relief or the enforcement of a judgment, order or award made outside Ontario.

No costs awarded

(6) No costs shall be awarded against any person in respect of a proceeding that cannot be brought or maintained under subsection (4).

No expropriation or injurious affection

(7) Nothing referred to in subsection (1) or (2) constitutes an expropriation or injurious affection for the purposes of the *Expropriations Act* or otherwise at law.

Proceedings by Crown not prevented

(8) This section does not apply with respect to proceedings brought by the Crown.

2 Section 25.32 of the Act is amended by adding the following subsections:

Directive may specify requirements

(6.1) Without limiting the generality of subsection (5), a directive issued under that subsection may specify requirements relating to the country, region or territory of origin of any good or service, as that origin is determined in the directive, used in connection with the matter listed in subsection (2) to which the directive relates.

Restriction, procurement contracts

(12) The IESO shall not enter into a procurement contract respecting a matter listed in subsection (2) in the circumstances prescribed by the regulations.

Application

(13) Subsection (12) applies with respect to a procurement only if, on the day a regulation made for the purposes of that subsection begins to apply,

- (a) the final version of the request for proposal or any other document that would give rise to the procurement has not yet been issued, in the case of a competitive procurement; or
- (b) in the case of a procurement that is not a competitive procurement, the parties have not entered into a final contract in respect of the procurement.

Conflict with directive

(14) In the event of a conflict, a regulation made for the purposes of subsection (12) prevails over a directive issued under subsection (5) to the extent of the conflict.

Non-application, *Discriminatory Business Practices Act*

(15) The *Discriminatory Business Practices Act* does not apply to anything done or not done in accordance with a directive issued under subsection (5) that includes a requirement described in subsection 25.32 (6.1) or with a regulation made for the purposes of subsection (12).

3 The Act is amended by adding the following section:

Other procurements

25.32.1 (1) The IESO shall not procure a good or service respecting a matter that is not listed in subsection 25.32 (2) if the good or service meets the conditions prescribed by the regulations respecting its country, region or territory of origin, as that origin is determined in the regulations.

Application

(2) Subsection (1) applies with respect to a procurement only if, on the day a regulation made for the purposes of that subsection begins to apply,

- (a) the final version of the request for proposal or any other document that would give rise to the procurement has not yet been issued, in the case of a competitive procurement; or
- (b) in the case of a procurement that is not a competitive procurement, the parties have not entered into a final contract in respect of the procurement.

Non-application, *Discriminatory Business Practices Act*

(3) The *Discriminatory Business Practices Act* does not apply to anything done or not done in accordance with a regulation made for the purposes of subsection (1).

4 The Act is amended by adding the following section:

Procurement restrictions

53.6.1 (1) Ontario Power Generation Inc. shall not procure a good or service that meets the conditions prescribed by the regulations respecting its country, region or territory of origin, as that origin is determined in the regulations.

Same, subsidiaries

(2) Any subsidiary of Ontario Power Generation Inc. that is prescribed by the regulations shall not procure a good or service that meets the conditions prescribed by the regulations respecting its country, region or territory of origin, as that origin is determined in the regulations.

Application

(3) Subsection (1) or (2) applies with respect to a procurement only if, on the day a regulation made for the purposes of that subsection begins to apply,

- (a) the final version of the request for proposal or any other document that would give rise to the procurement has not yet been issued, in the case of a competitive procurement; or
- (b) in the case of a procurement that is not a competitive procurement, the parties have not entered into a final contract in respect of the procurement.

Non-application, *Discriminatory Business Practices Act*

(4) The *Discriminatory Business Practices Act* does not apply to anything done or not done in accordance with a regulation made for the purposes of subsection (1) or (2).

Commencement

5 This Schedule comes into force on the day the *Protect Ontario by Unleashing our Economy Act, 2025* receives Royal Assent.

SCHEDULE 2
ENDANGERED SPECIES ACT, 2007

1 (1) The English version of paragraph 1 of section 1 of the *Endangered Species Act, 2007* is amended by striking out “aboriginal” and substituting “Indigenous”.

(2) Paragraphs 2 and 3 of section 1 of the Act are repealed and the following substituted:

2. To provide for the protection and conservation of species while taking into account social and economic considerations including the need for sustainable economic growth in Ontario.

2 (1) The definition of “aboriginal person” in subsection 2 (1) of the Act is repealed.

(2) The definition of “enforcement officer” in subsection 2 (1) of the Act is repealed.

(3) The definition of “habitat” in subsection 2 (1) of the Act is repealed and the following substituted:

“habitat” means, subject to subsection (3),

- (a) in respect of an animal species,
 - (i) a dwelling-place, such as a den, nest or other similar place, that is occupied or habitually occupied by one or more members of a species for the purposes of breeding, rearing, staging, wintering or hibernating, and
 - (ii) the area immediately around a dwelling place described in subclause (i) that is essential for the purposes set out in that subclause.
- (b) in respect of a vascular plant species, the critical root zone surrounding a member of the species, and
- (c) in respect of all other species, an area on which any member of a species directly depends in order to carry on its life processes; (“habitat”)

(4) The definition of “officer in charge” in subsection 2 (1) of the Act is repealed.

(5) The definition of “person” in subsection 2 (1) of the Act is repealed.

(6) Subsection 2 (1) of the Act is amended by adding the following definition:

“provincial officer” means a person who is designated by the Minister as a provincial officer for the purposes of this Act and the regulations; (“agent provincial”)

(7) The definition of “recovery strategy” in subsection 2 (1) of the Act is repealed.

(8) Subsection 2 (1) of the Act is amended by adding the following definitions:

“transition date” means the day Schedule 2 to the *Protect Ontario by Unleashing our Economy Act, 2025* comes into force; (“date de transition”)

“Tribunal” means the Ontario Land Tribunal; (“Tribunal”)

(9) Subsection 2 (2) of the Act is amended by striking out “clause (b) of”.

(10) Subsection 2 (3) of the Act is repealed and the following substituted:

Same, old definition continued

(3) A reference to “habitat” in any of the following provisions is deemed to be a reference to the definition of “habitat” under subsection (1) as it read immediately before the transition date:

1. Any provision of an authorization granted under subsection 9 (5) before the transition date.
2. Any provision of an agreement entered into under section 16 before the transition date.
3. Any provision of a permit issued under section 17 or subsection 19 (3) before the transition date.
4. Any provision of an order made under section 27, 27.1, 28 or 41 before the transition date.
5. Any provision of this Act in respect of an instrument mentioned in paragraphs 1 to 4, and any amendment made to such an instrument, whether the amendment was made before or after the transition date.
6. Any provision of this Act as it applies to a person who was granted an authorization mentioned in paragraph 1, who entered into an agreement mentioned in paragraph 2, who was issued a permit mentioned in paragraph 3 or in respect of whom an order mentioned in paragraph 4 was made.
7. Any provision in a regulation made under clause 55 (1) (c) as it applies to a person if it applied to the person before the transition date.
8. In respect of Black Ash, any provision of this Act, the regulations or a permit issued under this Act.

Same

(4) For greater certainty, the definition of “habitat” continued under subsection (3) includes any area prescribed for the purpose of clause (a) of that definition in a regulation made under subsection 56 (1) (a) before the transition date.

3 The Act is amended by adding the following section:

Delegation of powers and duties

2.1 (1) The Minister may authorize the Deputy Minister or any other employee in the Ministry to exercise any power or perform any duty that is granted to or vested in the Minister under this Act.

Limitations

(2) The Minister may limit an authorization made under subsection (1) in such manner as the Minister considers advisable.

4 (1) Subsections 3 (2) and (3) of the Act are repealed and the following substituted:

Composition

(2) COSSARO shall be composed of at least 10 members who shall be appointed by the Lieutenant Governor in Council on the recommendation of the Minister.

Chair and vice chair

(3) The Lieutenant Governor in Council shall designate a chair and a vice-chair from among the members of COSSARO.

(2) The English version of clause 3 (4) (b) of the Act is amended by striking out “aboriginal” and substituting “Indigenous”.

(3) Clause 3 (6) (a) of the Act is amended by striking out “subsection 4 (10)” and substituting “subsection 1 (1)”.

5 (1) Paragraph 1 of subsection 4 (1) of the Act is amended by adding “as extinct, extirpated, endangered, threatened or of special concern” at the end.

(2) Clause 4 (2) (a) of the Act is amended by striking out “has been” at the beginning and substituting “is”.

6 (1) Subsection 5 (2) of the Act is amended by striking out “shall be deemed to apply” and substituting “applies”.

(2) The English version of subsection 5 (3) of the Act is amended by striking out “aboriginal” and substituting “Indigenous”.

7 (1) Subsection 6 (1) of the Act is repealed and the following substituted:

Annual report

(1) Between January 1 and January 31 of each year, COSSARO shall submit an annual report to the Minister that sets out,

- (a) the common name and scientific name of each species that COSSARO has classified since its last annual report as extinct, extirpated, endangered, threatened or of special concern; and
- (b) the classification of each species described in clause (a) and the reasons for the classification.

(2) Section 6 of the Act is amended by adding the following subsection:

Time limit

(4) The Minister shall ensure that a COSSARO report received under this section is made available to the public under section 51 not later than 90 days following receipt of the report by the Minister.

8 Section 7 of the Act is repealed and the following substituted:

Species at Risk in Ontario List

7 (1) The Lieutenant Governor in Council may make a regulation listing species that are classified by COSSARO as extirpated species, endangered species, threatened species or special concern species.

Deviation from COSSARO classification

(2) For greater certainty, a regulation made under subsection (1) is not required to list all of the species classified by COSSARO but, if a species is listed, the classification of the species shall be the same as COSSARO’s classification and shall include any geographic limitation indicated by COSSARO in respect of the species under subsection 5 (2).

Effect of removal or down-listing

(3) A requirement or condition, in respect of a species, that is set out in a regulation or an instrument listed in subsection (4) ceases to have effect,

- (a) if the Lieutenant Governor in Council amends or revokes a regulation made under subsection (1) so as to remove the species from the list of species in the regulation, on the day the species is removed; or

- (b) if the Lieutenant Governor in Council amends or revokes a regulation made under subsection (1) so as to change the classification of the species in the regulation from an extirpated species, endangered species or threatened species to a special concern species, on the day the species is reclassified.

Same

- (4) The following are the instruments mentioned in subsection (3):
 1. An authorization granted under subsection 9 (5) as that subsection read immediately before the transition date.
 2. An agreement entered into under section 16 as that section read immediately before the transition date.
 3. A permit issued under section 17.
 4. A permit issued under subsection 19 (3) as that subsection read immediately before the transition date.
 5. An order made under section 26.1, 27, 27.1, 28 or 41.

Contents of regulation

- (5) A regulation made under subsection (1) shall contain the following information for each species:
 1. The common name and scientific name of the species.
 2. COSSARO's classification of the species as an extirpated species, endangered species, threatened species or special concern species.
 3. If the classification applies only to a specified geographic area, the area.

Notice of proposal, *Environmental Bill of Rights, 1993*

- (6) For greater certainty, if a regulation is proposed to be made under subsection (1), the brief description required in respect of a notice of proposal under section 16 of the *Environmental Bill of Rights, 1993* in respect of the regulation shall include each species that is proposed to be listed in the regulation.

9 (1) Subsections 8 (4) to (4.2) of the Act are repealed.

- (2) The English version of subsection 8 (5) of the Act is amended by striking out “he or she” and substituting “the Minister”.**

10 Section 8.1 of the Act is repealed.

11 (1) Paragraphs 1 to 3 of subsection 8.2 (1) of the Act are repealed and the following substituted:

1. A person engaged in an activity under an agreement that was entered into under section 16 before the transition date.
2. A person engaged in an activity under a permit that was issued under section 17 before the species is so listed.
3. A person engaged in an activity under a permit that was issued under subsection 19 (3) before the transition date.

(2) Subsection 8.2 (2) of the Act is repealed.

- (3) Subsection 8.2 (3) of the Act is amended by striking out “Subsections (1) and (2) authorize” at the beginning of the portion before paragraph 1 and substituting “Subsection (1) authorizes”.**

(4) Subsection 8.2 (4) of the Act is repealed and the following substituted:

First time listing

- (4) For greater certainty, a reference in this section to a species being listed on the Species at Risk in Ontario List as an endangered or threatened species for the first time is a reference to a species being so listed in circumstances where the species has not been previously listed as either an endangered species or a threatened species.

Same

- (5) A reference described in subsection (4) does not include a species if, before the listing, the species, or some members of the species, were classified,
 - (a) under a different common or scientific name that appeared on the Species at Risk in Ontario List as belonging to an endangered or threatened species; or
 - (b) as an extinct species or an extirpated species.

12 (1) Clause 9 (1) (a) of the Act is amended by striking out “harm, harass” and substituting “harm”.

(2) Subsections 9 (1.1) and (1.4) of the Act are repealed.

(3) Subsections 9 (5) and (5.1) of the Act are repealed.

13 Subsection 10 (3) of the Act is repealed.

14 Sections 11 to 16.1 of the Act are repealed.

15 Section 17 of the Act is repealed and the following substituted:

Permits

17 (1) After considering an application for a permit, the Minister may issue a permit to a person that, with respect to a species specified in the permit that is listed on the Species at Risk in Ontario List as an extirpated, endangered or threatened species, authorizes the person to engage in an activity specified in the permit that would otherwise be prohibited by section 9 or 10.

Additional powers

(2) If the Minister decides not to issue a permit under subsection (1), after considering an application for a permit, the Minister may,

- (a) refuse to issue the permit;
- (b) amend an existing permit that is in effect and impose, amend or revoke the conditions or expand the scope of the permit;
- (c) revoke the permit in whole or in part, with or without issuing a new permit; or
- (d) suspend a permit in whole or in part.

Conditions

(3) A permit issued under this section shall contain any requirements prescribed by the regulations and may contain such other conditions as the Minister considers appropriate.

Same

(4) Without limiting the generality of subsection (3), conditions in a permit may,

- (a) limit the time during which the permit applies;
- (b) limit the circumstances in which the permit applies;
- (c) require the holder of the permit to take steps specified in the permit, including steps that maybe be required to be taken before engaging in the activity authorized by the permit;
- (d) require the holder of the permit to provide security in an amount or in a form sufficient to ensure compliance with the permit;
- (e) require the holder of the permit to take steps to ensure that the activity authorized by the permit, and the effects of the activity, are monitored in accordance with the permit;
- (f) require the holder of the permit to rehabilitate or restore habitat damaged or destroyed by the activity authorized by the permit, or to provide alternative habitat for the species specified in the permit; or
- (g) require the holder of the permit to submit information and reports to the Minister.

Minister may require information

(5) The Minister may require a person who applies for a permit to submit any data, reports, documents or other information and to carry out and report on any tests or experiments relating to any activity in respect of which the application is made.

Minister may require consultation

(6) The Minister may require a person who applies for a permit to consult with the persons or entities specified by the Minister, in a manner specified by the Minister, before the Minister makes a decision in respect of the application.

Exercise of powers on Minister's initiative

(7) The Minister may, on the Minister's own initiative,

- (a) amend or revoke conditions of a permit after it has been issued;
- (b) impose new conditions in a permit; or
- (c) suspend or revoke all or part of a permit.

Consideration of applications

(8) The Minister is not required to consider an application for a permit that has not been prepared and submitted in accordance with this section.

Non-application of prohibitions

(9) Subject to subsection (10), subsections 9 (1) and 10 (1) do not apply to the holder of a permit issued under subsection (1) of this section with respect to the species and activity specified in the permit.

Same

(10) A permit may specify that one or more of the prohibitions in subsections 9 (1) and 10 (1) continue to apply to the holder of the permit.

Compliance

(11) A person who holds a permit under this section shall comply with the conditions of the permit.

Same

(12) For greater certainty, subsection (9) applies even if a person fails to comply with a condition of a permit.

16 Sections 18 to 20 of the Act are repealed.**17 (1) Paragraphs 1 to 5 of subsection 20.3 (1) of the Act are repealed and the following substituted:**

1. A person who is required to do so under a permit issued under section 17 before the transition date.
2. A person who is required to do so under a permit issued under subsection 19 (3), before the transition date.
3. A person who is exempted from all or some of the prohibitions in subsection 9 (1) or 10 (1) by the regulations made under clause 55 (1) (c) and is required to pay the charge as a condition of the exemption set out in the regulations.

(2) Subsection 20.3 (5) of the Act is repealed and the following substituted:**Payment of charge**

(5) A species conservation charge shall be paid to the Agency at the time and in the manner that may be set by the regulations.

(3) Section 20.3 of the Act is amended by adding the following subsections:**Cessation of all payments to Fund**

(7) Despite anything in this Act or the regulations, the Agency shall not accept any payment of monies described subsection 20.2 (1) on or after the transition date.

Same

(8) Subsection (7) does not apply in respect of monies described in paragraph 1 of subsection 20.2 (1) if the monies are required to be paid on a day that is no later than 30 days after the transition date.

No option to pay charge as condition of exemption

(9) Despite paragraph 3 of subsection (1) and anything in this Act or the regulations, a condition of an exemption set out in a regulation made under clause 55 (1) (c) that relates to the payment of a species conservation charge does not to apply to a person on and after the transition date.

18 (1) Subsection 20.7 (2) of the Act is amended by striking out “under section 12.1” and substituting “under section 12.1 as that section read immediately before the transition date” in the portion before clause (a).

(2) The English version of clause 20.7 (3) (c) of the Act is amended by striking out “aboriginal” and substituting “Indigenous”.

19 The English version of subsection 20.18 (2) of the Act is amended by striking out “his or her” and substituting “their”.

20 The Act is amended by adding the following section:

Winding up the Agency

20.19 (1) The Minister may, by order, require the board of directors to wind up the affairs of the Agency.

Preparation of plan

(2) If the Minister makes an order under subsection (1), the board of directors shall prepare a proposed plan for winding up the Agency and transferring its assets, liabilities, rights and obligations and shall give the proposed plan to the Minister for approval.

Restriction

(3) The plan for winding up the Agency shall provide for transferring assets, liabilities, rights and obligations to the Crown in right of Ontario.

Implementation

(4) If the Minister approves the proposed plan, the board shall wind up the affairs of the Agency and transfer its assets, liabilities, rights and obligations, including transferring the proceeds from the liquidation of assets, in accordance with the plan.

Species Conservation Account

(5) An account shall be established in the Public Accounts to be known as the Species Conservation Account in English and compte pour la conservation des espèces in French in which shall be recorded an amount equal to the balance in the Fund that is transferred to the Crown in right of Ontario in accordance with the plan for winding up the Agency.

Amount deemed to be paid to Ontario

(6) For the purposes of subsection (5), an amount equal to the balance in the Fund that is transferred to the Crown in right of Ontario in accordance with the plan for winding up the Agency is deemed to be paid to Ontario.

Payment out of the account

(7) Amounts not exceeding the balance in the account may be charged to the Species Conservation Account and paid out of the Consolidated Revenue Fund for the purpose of funding activities that further the purposes of this Act.

Notice

(8) The board shall notify the Minister in writing when it has finished complying with subsection (4).

Dissolution

(9) After the Minister receives the notice under subsection (8), the Lieutenant Governor in Council may, by order, dissolve the Agency.

21 Section 21 of the Act is repealed and the following substituted:

Provincial officers

21 The Minister may designate persons or classes of persons as provincial officers, in respect of any provision of this Act or the regulations set out in the designation.

22 The Act is amended by adding the following section:

Power to require response to inquiries

22.1 (1) For the purposes of determining if a person is in compliance with this Act or the regulations, a provincial officer may, at any reasonable time and with any reasonable assistance, require the person, or any person employed by or providing services to the person, to respond to reasonable inquiries.

Same

(2) For the purposes of subsection (1), a provincial officer may make inquiries by any means of communication.

Production of document

(3) In requiring a person to respond to an inquiry under subsection (1), a provincial officer may require the production of any document or data, in any form, required to be kept under this Act and of any other document or data, in any form, related to the purpose of the inquiry.

Records in electronic form

(4) If a record is retained in electronic form, a provincial officer may require that a copy of it be provided on paper or electronically, or both.

23 (1) Subsections 23 (1) to (3) of the Act are repealed and the following substituted:

Inspections to determine compliance

(1) A provincial officer may enter and inspect any land or other place without a warrant for the purpose of determining whether there is compliance with any of the following provisions:

1. Subsection 8.2 (3), section 9 or 10, subsection 26 (5) or section 35 or 49.
2. Any provision of an authorization granted under subsection 9 (5) as that subsection read immediately before the transition date.
3. Any provision of an agreement entered into under section 16 as that section read immediately before the transition date.
4. Any provision of a permit issued under section 17.
5. Any provision of a permit issued under subsection 19 (3) as that subsection read immediately before the transition date.
6. Any provision of an order made under section 26.1, 27, 27.1, 28 or 41.
7. Any provision of the regulations.

(2) Subsection 23 (4) of the Act is amended by striking out “Subsections (1), (2) and (3) do” at the beginning and substituting “Subsection (1) does”.

(3) Clause 23 (5) (a) of the Act is amended by striking out “subsection (3)” and substituting “subsection (1)” at the end.

(4) Subsection 23 (6) of the Act is amended by striking out “(1) or”.

(5) Subsection 23 (7) of the Act is amended by striking out “(1) or”.

24 (1) Subsection 24 (1) of the Act is repealed and the following substituted:

Inspection of vehicles, boats, aircraft

(1) A provincial officer may stop a vehicle, boat or aircraft if the officer has reasonable grounds to believe that stopping the vehicle, boat or aircraft would assist in determining whether there is compliance with any of the following provisions:

1. Subsection 8.2 (3), section 9 or 10, subsection 26 (5) or section 35 or 49.
2. Any provision of an authorization granted under subsection 9 (5) as that subsection read immediately before the transition date.
3. Any provision of an agreement entered into under section 16 as that section read immediately before the transition date.
4. Any provision of a permit issued under section 17.
5. Any provision of a permit issued under subsection 19 (3) as that subsections read immediately before the transition date.
6. Any provision of an order made under section 26.1, 27, 27.1, 28 or 41.
7. Any provision of the regulations.

(2) The English version of subsection 24 (2) of the Act is amended by striking out “enforcement officer’s” and substituting “provincial officer’s”.

25 The English version of section 26 of the Act is amended by striking out “he or she” wherever it appears and substituting in each case “the officer”.

26 The Act amended by adding the following section:

Contravention order

26.1 (1) A provincial officer may make an order requiring a person to take one or more of the actions set out in subsection (2) within the time and in the manner specified in the order if the provincial officer has reasonable grounds to believe that the person is engaging in an activity, has engaged in an activity or may engage in an activity and, as a result, is contravening, has contravened or may contravene any of the following provisions:

1. Any provision of the Act or regulations.
2. Any provision of an authorization granted under subsection 9 (5) as that subsection read immediately before the transition date.
3. Any provision of an agreement entered into under section 16 as that section read immediately before the transition date.
4. Any provision of a permit issued under section 17.
5. Any provision of a permit issued under subsection 19 (3) as that subsection read immediately before the transition date.
6. Any provision of an order made under section 26.1, 27, 27.1, 28 or 41.
7. Any provision of the regulations.

Contents

(2) The following are the actions mentioned in subsection (1):

1. Stop engaging in or not engage in the activity.
2. Take steps to prevent, mitigate, address or avoid any adverse effect of the activity on the species specified in the order.
3. Take steps to rehabilitate or restore any area damaged or destroyed by the activity or to provide for alternative habitat.
4. Engage contractors or consultants satisfactory to the provincial officer to prepare a plan or carry out requirements.
5. Secure, by means of locks, gates, fences, security guards or other means any land, place, thing or species specified in the order.
6. Obtain, construct, install or modify the things, devices, equipment or facilities specified in the order at the locations and in the manner specified in the order.
7. Sample, test, measure, monitor or report in respect of a species specified in the order or its habitat, including describing the presence or status of the species or its habitat.
8. Take all steps necessary to achieve compliance with the provision.
9. Prevent the commission, continuation or repetition of the contravention.

10. Pay a species conservation charge that the person is otherwise required to pay under this Act to the Agency in accordance with section 20.3.

Information to be included in order

- (3) The order shall,
 - (a) specify the provision that the provincial officer believes is being, has been or may be contravened;
 - (b) identify the species or habitat that the order relates to;
 - (c) briefly describe the nature of the potential contravention and its location; and
 - (d) state that a hearing on the order may be required in accordance with section 30.

27 Section 27 of the Act is repealed and the following substituted:

Mitigation order

27 (1) The Minister may issue an order described in subsection (2) to a person who is authorized under the following provisions to carry out an activity that would otherwise be prohibited by section 9 or 10 in respect of a species or to a person who is exempt from those prohibitions under a regulation in respect of a species:

1. Section 16 as that section read immediately before the transition date.
2. Section 17.
3. Subsection 19 (3) as that subsection read immediately before the transition date.

Contents

(2) The order shall require a person mentioned in subsection (1) to take one or more of the following actions within the time and in the manner specified in the order if the Minister has reasonable grounds to believe that the actions are necessary or advisable to mitigate any potential adverse effect on the species or its habitat resulting from the activity:

1. Engage contractors or consultants satisfactory to the Minister or a provincial officer to prepare a plan or carry out requirements.
2. Secure, by means of locks, gates, fences, security guards or other means any land, place, thing or species specified in the order.
3. Obtain, construct, install or modify the things, devices, equipment or facilities specified in the order at the locations and in the manner specified in the order.
4. Sample, test, measure, monitor or report in respect of a species specified in the order or its habitat, including describing the presence or status of the species or its habitat.
5. Prevent, mitigate, address or avoid any adverse effect on a species specified in the order or its habitat, including action to rehabilitate or restore any habitat damaged or destroyed or to provide for alternative habitat.
6. Study, monitor or report on any adverse effect on a species specified in the order or its habitat or the effectiveness of any of the requirements in the order to prevent, mitigate or remedy any adverse effect.
7. Any other action specified in the order necessary to mitigate any adverse effect on a species specified in the order or its habitat.

Information to be included in order

- (3) The order shall,
 - (a) identify the species or habitat that the order relates to;
 - (b) briefly describe the reasons for the order and the circumstances on which the reasons are based, including the nature of the activity and the effect of the activity on the species or its habitat; and
 - (c) state that a hearing on the order may be required in accordance with section 30.

28 (1) Subsection 27.1 (1) of the Act is repealed and the following substituted:

Species Protection Order

(1) The Minister may make an order described in subsection (2) if the Minister has reasonable grounds to believe that a person is engaging in or is about to engage in an activity that has or is about to have a significant adverse effect on a species and either of the following criteria are satisfied:

1. The species is listed on the Species at Risk in Ontario List as an endangered or threatened species, a regulation under clause 55 (1) (c) provides that one or more of the prohibitions in subsection 9 (1) do not apply with respect to the species and, as a result of the regulation, section 9 will not prevent the person from engaging in the activity.

2. The species is not listed on the Species at Risk in Ontario List as an extirpated, endangered or threatened species and the Minister has received a report from COSSARO classifying or reclassifying the species as an extirpated, endangered or threatened species.

(2) Paragraph 3 of subsection 27.1 (2) of the Act is amended by striking out “take steps set out in the order” and substituting “take steps set out in the order within the time and in the manner specified in the order”.

29 (1) Subsection 28 (1) of the Act is repealed and the following substituted:

Habitat protection order

(1) The Minister may make an order described in subsection (2) if the Minister has reasonable grounds to believe that a person is engaging in or is about to engage in an activity that is destroying or seriously damaging or is about to destroy or seriously damage the habitat for a species and either of the following criteria are satisfied:

1. The species is listed on the Species at Risk in Ontario List as an extirpated species and no regulation is in force that prescribes the species for the purpose of clause 10 (1) (b).
2. The species is not listed on the Species at Risk in Ontario List as an extirpated, endangered or threatened species and the Minister has received a report from COSSARO classifying or reclassifying the species as an extirpated, endangered or threatened species.

(2) Paragraph 3 of subsection 28 (2) of the Act is repealed and the following substituted:

3. An order directing the person to take steps set out in the order within the time and in the manner specified in the order to rehabilitate or restore any area damaged or destroyed by the activity or to provide for alternative habitat.

(3) Clause 28 (3) (a) of the Act is amended by striking out “the species” and substituting “the species and the habitat”.

30 (1) Subsection 29 (1) of the Act is repealed and the following substituted:

Service of order

(1) An order under section 26.1, 27, 27.1 or 28 shall be served,

- (a) personally;
- (b) by mail addressed to the person against whom the order is made at the person’s last known address; or
- (c) in accordance with the regulations, if any.

(2) Subsection 29 (2) of the Act is amended by striking out “registered”.

(3) Subsection 29 (3) of the Act is amended by striking out “section 27” and substituting “section 26.1, 27”.

31 Section 30 of the Act is repealed and the following substituted:

APPEALS

Appeal of permit or order

30 (1) A person may require a hearing by the Tribunal if,

- (a) the Minister issues or refuses to issue a permit to the person or amends or revokes such a permit; or
- (b) the Minister or a provincial officer issues an order to the person or amends such an order.

Same

(2) The person may require the hearing by written notice served on the Minister or provincial officer, as applicable, and on the Tribunal, within 15 days after the action in respect of the permit is taken or the person is served with the order.

Failure or refusal to issue, etc.

(3) Failure or refusal to make, amend or revoke an order is not itself an order.

Extension of time for requiring hearing

30.1 The Tribunal shall extend the time in which a person may give a notice under section 30 requiring a hearing on a permit or an order if, in the Tribunal’s opinion, it is just to do so because the person establishes that they, acting in good faith, did not receive notice of the permit or order or received it on a later date because of a reason beyond the person’s control, including absence, accident, disability or illness.

Contents of notice requiring hearing

30.2 (1) An applicant for a hearing by the Tribunal shall state in the notice requiring the hearing,

- (a) the portions of the permit or order in respect of which the hearing is required; and
- (b) the grounds on which the applicant intends to rely at the hearing.

Effect of contents of notice

(2) Except with leave of the Tribunal, at a hearing by the Tribunal, an applicant is not entitled to appeal a portion of the permit or order, or to rely on a ground, that is not stated in the applicant's notice requiring the hearing.

Leave by Tribunal

(3) The Tribunal may grant the leave referred to in subsection (2) if the Tribunal is of the opinion that to do so is proper in the circumstances, and it may give such directions as it considers proper consequent on the granting of the leave.

No stay on appeal

30.3 (1) The commencement of a proceeding before the Tribunal does not stay the operation of the portions of a permit or an order under appeal unless the Tribunal orders otherwise.

Tribunal may grant stay

(2) The Tribunal may, on the application of a party to a proceeding before it, stay the operation of the portions of a permit or an order described in subsection (1).

Right to apply to remove stay: new circumstances

(3) A party to a proceeding may apply for the removal of a stay that was granted under subsection (2) if relevant circumstances have changed or have become known to the party since the stay was granted, and the Tribunal may grant the application.

Right to apply to remove stay: new party

(4) A person who is made a party to a proceeding after a stay is granted under subsection (2) may, at the time the person is made a party, apply for the removal of the stay, and the Tribunal may grant the application.

Parties

30.4 The following persons are parties to the proceeding:

1. The person requiring the hearing.
2. The provincial officer, if the officer issued the order being appealed.
3. The Minister, if the Minister issued the permit or order being appealed.
4. Any other person specified by the Tribunal.

Powers of Tribunal

30.5 A hearing by the Tribunal shall be a new hearing and the Tribunal may confirm, amend or revoke the action of the Minister or the provincial officer that is the subject matter of the hearing and, for such purposes, the Tribunal may substitute its opinion for that of the Minister or provincial officer, as applicable.

Appeals from Tribunal

30.6 (1) Any party to a hearing before the Tribunal under this Act may appeal from its decision on a question of law to the Divisional Court, with leave of the Divisional Court, in accordance with the rules of court.

Decision of Tribunal not automatically stayed on appeal

(2) An appeal of a decision of the Tribunal to the Divisional Court under this section does not stay the operation of the decision, unless the Tribunal orders otherwise.

Divisional Court may grant or set aside stay

- (3) If a decision of the Tribunal is appealed to the Divisional Court under this section, the Divisional Court may,
- (a) stay the operation of the decision; or
 - (b) set aside a stay ordered by the Tribunal under subsection (2).

32 Section 31 of the Act is repealed.

33 Section 32 of the Act is repealed and the following substituted:

Necessary force

32 A provincial officer may use whatever force is reasonably necessary to exercise any of their powers under this Act.

34 Section 35 of the Act is repealed and the following substituted:

Compliance with investigations, etc.

Obstruction

35 (1) No person shall hinder or obstruct any provincial officer or any employee in or agent of the Ministry in the performance of their duties under this Act.

False information

(2) No person shall orally, in writing or electronically give or submit false or misleading information in any statement, document or data, to any provincial officer, the Minister, the Ministry, any employee in or agent of the Ministry or any person involved in carrying out a program of the Ministry in respect of any matter related to this Act or the regulations.

Same

(3) No person shall include false or misleading information in any document or data required to be created, stored or submitted under this Act or the regulations.

Refusal to provide information

(4) No person shall refuse to provide any provincial officer, the Minister, the Ministry or any employee in or agent of the Ministry with information required for the purposes of this Act and the regulations.

35 Subsection 36 (1) of the Act is repealed and the following substituted:

Offences

(1) A person is guilty of an offence if the person contravenes any of the following provisions:

1. Subsection 9 (1) or 10 (1), section 22.1, subsection 24 (2) or 26 (5), section 35, or subsection 49 (1) or (2).
2. Any provision of an authorization granted under subsection 9 (5) as that subsection read immediately before the transition date.
3. Any provision of an agreement entered into under section 16 as that section read immediately before the transition date.
4. Any provision of a permit issued under section 17.
5. Any provision of a permit issued under subsection 19 (3) as that subsection read immediately before the transition date.
6. Any provision of an order made under section 26.1, 27, 27.1, 28 or 41.
7. Any provision of the regulations.

36 (1) Paragraph 2 of subsection 41 (1) of the Act is amended by adding “or to provide for alternative habitat” at the end.

(2) Paragraph 4 of subsection 41 (1) of the Act is amended by striking out “recovery” and substituting “conservation”.

(3) The English version of subsection 41 (3) of the Act is amended by striking out “he or she” and substituting “the Minister”.

37 (1) Subsection 47 (1) of the Act is amended by,

- (a) striking out “Species at Risk in Ontario Stewardship Program” and substituting “Species Conservation Program”; and
- (b) striking out “Programme d’intendance des espèces en péril en Ontario” and substituting “Programme de conservation des espèces”.

(2) Subsection 47 (2) of the Act is amended by,

- (a) striking out “listed on the Species at Risk in Ontario List” in the portion before clause (a); and
- (b) striking out “stewardship” wherever it appears and substituting in each case “conservation”.

(3) Clause 47 (2) (b) of the Act is repealed.

(4) Clause 47 (2) (d) of the Act is amended by striking out “recovery” and substituting “conservation”.

38 Section 48 of the Act is repealed.

39 Paragraphs 4 to 7 of subsection 51 (1) of the Act are repealed.

40 Subsection 49 (3) of the Act is amended by striking out “that are extirpated” and substituting “that are identified under the applicable law as extirpated”.

41 The Act is amended by adding the following section:

Act of officer, etc.

53.1 For the purposes of this Act and the regulations, an act or thing done or omitted to be done by an officer, official, employee or agent of a corporation in the course of their employment or in the exercise of their powers or the performance of their duties is deemed to be also an act or thing done or omitted to be done by the corporation.

42 Subsection 54 (2) of the Act is amended by striking out “protection or recovery of species listed on the Species at Risk in Ontario List” at the end and substituting “protection or conservation of species listed on the Species at Risk in Ontario List”.

43 (1) Subsection 55 (1) of the Act is amended by striking out “Subject to section 57” at the beginning of the portion before clause (a).

(2) Clauses 55 (1) (a) to (d) of the Act are repealed and the following substituted:

- (a) defining “adverse effect”, “alternative habitat”, “in the wild” and “significant adverse effect” for the purposes of this Act and the regulations;
- (b) limiting the application of “habitat” as defined in subsection 2 (1) in respect of one or more specified species;
- (c) exempting any person from one or more of the prohibitions listed in subsection 9 (1) or 10 (1), and making such exemptions subject to conditions or restrictions;

(3) Subsection 55 (1) of the Act is amended by adding the following clause:

- (h.1) providing for the method of service of any document given or served under this Act;

(4) Subsection 55 (2) of the Act is amended by adding the following clause:

- (c.1) establish a Registry and require persons to register in respect of exemptions;

(5) Subsection 55 (3) of the Act is repealed and the following substituted:

Transition

(3) The Lieutenant Governor in Council may make regulations with respect to any transitional matters resulting from,

- (a) the enactment of Schedule 5 to the *More Homes, More Choice Act, 2019*; or
- (b) the enactment of Schedule 2 to the *Protect Ontario by Unleashing our Economy Act, 2025*.

44 (1) Subsection 56 (1) of the Act is amended by striking out “Subject to subsection 57” at the beginning of the portion before clause (a).

(2) Clauses 56 (1) (a) to (c) of the Act are repealed and the following substituted:

- (a) prescribing species for the purpose of clause 10 (1) (b);
- (b) prescribing requirements for the purposes of subsection 17 (3);

(3) Subsections 56 (2) and (3) of the Act are repealed.

45 Section 57 of the Act is repealed.

46 The Act is amended by adding the following section:

Transition

59 (1) The following instruments are continued:

- 1. An authorization granted under subsection 9 (5) before the transition date.
- 2. An agreement entered into under section 16 or 16.1 or subsection 19 (1) before the transition date.
- 3. A permit issued under subsection 19 (3) before the transition date.

(2) The following provisions, as they read immediately before the transition date, continue in respect of an instrument described in subsection (1).

- 1. Subsections 9 (5) and (5.1).
- 2. Sections 16, 16.1 and 19.

47 Schedules 1 to 5 to the Act are repealed.

48 The Act is amended by,

- (a) striking out “an enforcement officer” wherever it appears and substituting in each case “a provincial officer”;
and
- (b) striking out “the enforcement officer” wherever it appears and substituting in each case “the provincial officer”.

Commencement

49 This Schedule comes into force on the day the *Protect Ontario by Unleashing our Economy Act, 2025* receives Royal Assent.

**SCHEDULE 3
ENVIRONMENTAL ASSESSMENT ACT**

1 (1) The *Environmental Assessment Act* is amended by adding the following section:

Eagle’s Nest

Definitions

3.0.2 (1) In this section,

“Eagle’s Nest Agreement” means the agreement entered into under section 3.0.1 between the Minister of the Environment and Noront Resources Ltd., its agents, successors and assigns, having an effective date of September 9, 2011 and available on a website of the Government of Ontario, concerning various enterprises or activities for or related to the proposed Eagle’s Nest multi-metal mine in Northern Ontario near McFaulds Lake; (“entente Eagle’s Nest”)

“Eagle’s Nest Approval” means the approval, issued on June 18, 2015 under subsection 6 (4) as that subsection read on that date and available on a website of the Government of Ontario, of terms of reference for the preparation of an environmental assessment concerning various enterprises or activities for or related to the proposed Eagle’s Nest multi-metal mine in Northern Ontario near McFaulds Lake. (“approbation Eagle’s Nest”)

Termination

(2) The Eagle’s Nest Agreement is terminated.

Non-application of s. 3.0.1. (4)

(3) Subsection 3.0.1 (4) does not apply in respect of any enterprise or activity described in the Eagle’s Nest Agreement.

Non-application of regulation

(4) Section 5 of Ontario Regulation 53/24 (General and Transitional Matters) made under the Act does not apply to the enterprises or activities described in the Eagle’s Nest Agreement.

Revocation

(5) The Eagle’s Nest Approval is revoked.

(2) Section 3.0.2 of the Act, as enacted by subsection (1), is repealed.

2 (1) The Act is amended by adding the following section:

Exemption, Chatham-Kent Waste Disposal Site

Definitions

17.28.1 (1) In this section,

“designated activities” means the activities that are designated by Ontario Regulation 50/24 (Part II.3 Projects – Designations and Exemptions) made under the Act as a project to which Part II.3 applies; (“activités désignées”)

“waste disposal site activities” means the activities designated under section 2 of Ontario Regulation 284/24 (Designation – Chatham-Kent Waste Disposal Site) made under the Act as it read immediately before it was revoked. (“activités au lieu d’élimination des déchets”)

Exemption re Part II.3

(2) Any waste disposal site activities that are designated activities are exempt from Part II.3.

(2) Section 17.28.1 of the Act, as enacted by subsection (1), is repealed.

Revocation of O. Reg. 284/24

3 Ontario Regulation 284/24 is revoked.

Commencement

4 (1) Except as otherwise provided for in this section, this Schedule comes into force on the day the *Protect Ontario by Unleashing our Economy Act, 2025* receives Royal Assent.

(2) Subsections 1 (2) and 2 (2) come into force a day to be named by order of the Lieutenant Governor in Council.

**SCHEDULE 4
ENVIRONMENTAL PROTECTION ACT**

1 Section 179.1 of the *Environmental Protection Act* is amended by adding the following subsections:

Minister's requirement document, revocation

(2) The document signed by the Minister under subsection (1) for the purpose of establishing and requiring fees, titled "Minister's requirement for fees with Environmental Activity & Sector Registry", available on a website of the Government of Ontario and dated January 12, 2017, is revoked.

Refunds, Part II.2 registrations

(3) If a fee was paid pursuant to the requirements of the document mentioned in subsection (2) before the transition date and the registration in respect of which the fee was paid is removed from the Registry under section 20.23, the Minister may refund the full amount of the fee.

Same

(4) The Minister may refund a fee referred to in subsection (3) regardless of whether the registration was removed from the Registry before, after or on the transition date.

Definitions

(5) For the purposes of subsections (3) and (4),

"registration" and "Registry" have the same meanings as in Part II.2; ("enregistrement", "Registre")

"transition date" means the day section 1 of Schedule 4 to the *Protect Ontario by Unleashing our Economy Act, 2025* comes into force. ("date de transition")

Commencement

2 This Schedule comes into force on the day the *Protect Ontario by Unleashing our Economy Act, 2025* receives Royal Assent.

SCHEDULE 5 MINING ACT

1 The *Mining Act* is amended by,

- (a) striking out “employee of the Ministry” wherever it appears and substituting in each case “employee in the Ministry”; and
- (b) striking out “employees of the Ministry” wherever it appears and substituting in each case “employees in the Ministry”.

2 Section 2 of the Act is amended by striking out “mineral resources, in a manner consistent” and substituting “mineral resources to a degree that is consistent with the protection of Ontario’s economy and in a manner consistent”.

3 Section 4.1 of the Act is amended by adding the following subsections:

Order to suspend mining lands administration system

(8) Despite the *Statutory Powers Procedure Act*, the Minister may, without prior notice or hearing, make an order suspending the operation of some or all functions of the mining lands administration system, if, in the Minister’s opinion, the order is desirable for the protection of the strategic national mineral supply chain.

Factors to consider

(9) In making a determination for the purposes of subsection (8), the Minister shall consider the following factors:

- 1. Any risk assessment provided by the Ministry of the Solicitor General.
- 2. The economic interests of Ontario.
- 3. Any prescribed factors.

Duration of order

(10) An order made under subsection (8) expires 10 days after the day it is made unless the Minister revokes the order at an earlier time.

Extension of order

(11) Despite the *Statutory Powers Procedure Act*, the Minister may, without prior notice or hearing, make an order extending an order made under subsection (8) by an additional period specified in the order made under this subsection if, in the Minister’s opinion, the order made under subsection (8) will remain desirable for the protection of the strategic national mineral supply chain for the specified period.

Publication of order

(12) The Minister shall ensure an order made under subsection (8) or (11) is published on a website of the Government of Ontario as soon as possible.

Order not regulation

(13) For greater certainty, Part III (Regulations) of the *Legislation Act, 2006* does not apply with respect to an order made under subsection (8) or (11).

No compensation payable

(14) No person is entitled to any compensation or any other remedy or relief for any suspension of the operation of some or all functions of the mining lands administration system under this section.

4 Part I of the Act is amended by adding the following section:

Orders to protect mineral supply chain

26.1 (1) Despite the *Statutory Powers Procedure Act*, the Minister may, without prior notice or hearing, make one or more of the following orders if, in the Minister’s opinion, the order is desirable for the protection of the strategic national mineral supply chain:

- 1. An order that the account of a mining lands administration system user be suspended or restricted for such period as is specified in the order or be terminated.
- 2. An order prohibiting a person from registering as a user on the mining lands administration system.
- 3. An order prohibiting a person from obtaining a prospector’s licence.
- 4. An order terminating a prospector’s licence.

Factors to consider

(2) In making a determination for the purposes of subsection (1), the Minister shall consider the following factors:

1. Any risk assessment provided by the Ministry of the Solicitor General.
2. The economic interests of Ontario.
3. Any prescribed factors.

Deemed suspension

(3) In the case of an order made under paragraph 1 of subsection (1) in respect of a user who is a licensee, the license is deemed to be suspended and all mining claims associated with the user are restricted from transfer for the duration of the period of suspension or restriction specified in the order.

Terms and conditions

(4) An order under this section may be subject to such terms and conditions as may be imposed by the Minister.

No compensation payable

(5) No person is entitled to any compensation or any other remedy or relief for any suspension, restriction, prohibition, termination or imposition of terms and conditions in respect of an account, registration or licence under this section.

5 The French version of subsection 78 (1) of the Act is amended by striking out “employés du ministère” and substituting “une ou plusieurs personnes employées au ministère”.

6 (1) Section 81 of the Act is amended by adding the following subsections:

Exception

(1.1) Despite subsection (1), and despite the *Statutory Powers Procedure Act*, the Minister may, without prior notice or hearing, deny the issuance of a lease if the Minister considers denying the lease desirable for the protection of the strategic national mineral supply chain.

Factors to consider

(1.2) In making a determination for the purposes of subsection (1.1), the Minister shall consider the following factors:

1. Any risk assessment provided by the Ministry of the Solicitor General.
2. The economic interests of Ontario.
3. Any prescribed factors.

No compensation payable

(1.3) No person is entitled to any compensation or any other remedy or relief for the denial of a lease under subsection (1.1).

(2) Subsection 81 (11) of the Act is amended by adding “or 176.1 (1)” after “under subsection (10)”.

(3) Subsection 81 (13) of the Act is amended by adding “or subsection 176.1 (1)” after “terminated under this section”.

7 The Act is amended by adding the following section:

Expedited process

Mine authorization and permitting delivery team

153.0.1 (1) The Minister may establish a mine authorization and permitting delivery team for any project designated by the Minister.

Notifications

(2) The Minister shall notify a proponent in writing if the proponent’s project is designated in accordance with subsection (1) and again if a mine authorization and permitting delivery team is established in respect of the project under subsection (1).

Team lead

(3) Once a mine authorization and permitting delivery team is established under subsection (1), the Deputy Minister shall appoint an employee in the Ministry as the team lead.

Functions

(4) If the proponent of the project provides the information required by the Minister to the mine authorization and permitting delivery team in the form approved by the Minister, the mine authorization and permitting delivery team shall,

- (a) prepare an integrated authorization and permitting plan that sets out steps for the application, review and decision-making processes for obtaining the permits and authorizations required for the project under this and any other Act; and
- (b) co-ordinate with any other ministry to expedite the application, review and decision-making processes for the permits and authorizations specified in the integrated authorization and permitting plan referred to in clause (a).

Same

(5) If the proponent of the project provides the information required by the Minister to the mine authorization and permitting delivery team in the form approved by the Minister, the mine authorization and permitting delivery team may support any efforts by any ministry or agency to fulfil the Crown's duty to consult Aboriginal communities with respect to the project, including by communicating with or co-ordinating communication among the proponent, Aboriginal communities and affected ministries and agencies of the Government of Ontario.

Regulations

- (6) The Lieutenant Governor in Council may make regulations,
- (a) prescribing service standards to be met by any ministry under any Act respecting review time for permits and authorizations required for a project in respect of which an integrated authorization and permitting plan has been prepared under clause (4) (a);
 - (b) specifying whether, in the event of a failure to meet the service standards referred to in clause (a), the proponent is entitled to the refund of any fees that the proponent was required to pay under an Act for a permit or authorization in respect of which the service standards were prescribed.

Service standards, non-application

- (7) Service standards prescribed under clause (6) (a) shall not apply to the time required for,
- (a) any efforts by the Crown to fulfil the duty to consult with Aboriginal communities after the consultation has commenced, including efforts by the proponent to fulfil the duty to consult with Aboriginal communities if the procedural aspects of consultation for a designated project have been delegated to the proponent;
 - (b) proponents to prepare and submit complete applications and satisfy the requirements for any permits and authorizations required under this and any other Act;
 - (c) an environmental impact assessment carried out in accordance with the *Environmental Assessment Act*; or
 - (d) land disposition requirements or processes under this and any other Act.

Refund

(8) If a ministry fails to comply with a service standard prescribed under clause (6) (a) and a regulation made under clause (6) (b) provides that the proponent is entitled to a refund in respect of such non-compliance, the minister of that ministry shall pay the refund.

Amount of refund

(9) For greater certainty, a refund paid under subsection (8) shall not exceed the amount of the fee, if any, that was payable in respect of the permit or authorization.

Regulations may be general or particular

(10) A regulation made under subsection (6) may be general or particular in application, may be limited as to time or place or both and may provide that it applies only to a project or projects designated by the Minister.

Minister's designations

(11) Part III (Regulations) of the *Legislation Act, 2006* does not apply to a Minister's designation that is permitted by subsection (10).

Conflict

(12) In the event of any conflict between a regulation made under subsection (6) and any other Act, regulation or other instrument, the regulation made under subsection (6) prevails.

8 The French version of paragraph 2 of section 157 of the Act is amended by striking out "tout autre employé du ministère" and substituting "toute autre personne employée au ministère".

9 The Act is amended by adding the following section:

Minister may cancel, revoke, terminate

176.1 (1) Despite the *Statutory Powers Procedure Act* and anything in this Act, the Minister may, without prior notice or hearing, if the Minister considers doing so desirable for the protection of the strategic national mineral supply chain and subject to the approval of the Lieutenant Governor in Council, by order, cancel or revoke unpatented mining claims or a licence of occupation or terminate a lease of any mining lands or mining rights.

Factors to consider

(2) In making a determination for the purposes of subsection (1), the Minister shall consider the following factors:

1. Any risk assessment provided by the Ministry of the Solicitor General.

2. The economic interests of Ontario.
3. Any prescribed factors.

Order not regulation

(3) For greater certainty, Part III (Regulations) of the *Legislation Act, 2006* does not apply with respect to an order made under subsection (1).

Regulations

(4) The Lieutenant Governor in Council may make regulations governing matters arising from an order made under subsection (1).

When land open for registration

(5) Where a mining claim is cancelled under subsection (1), the land in the cells on the provincial grid corresponding to the cancelled claim shall become open for the registration of mining claims at a time and date specified in the order made under subsection (1), unless the land is otherwise not open for the registration of mining claims under any other provision of this Act.

No compensation payable

(6) No person is entitled to any compensation or any other remedy or relief for the revocation, cancellation or termination of an unpatented mining claim, licence of occupation or lease of any mining lands or mining rights under this section.

10 Part XII of the Act is amended by adding the following section:

Extinguishment of causes of action

185.1 (1) No cause of action arises against the Crown, any current or former member of the Executive Council or employee, officer or agent of or adviser to the Crown as a direct or indirect result of,

- (a) the enactment of the amendments made to this Act by Schedule 5 to the *Protect Ontario by Unleashing our Economy Act, 2025*, or the amendment or repeal of any provision added to this Act by that Schedule;
- (b) the making, amendment or revocation of a regulation, order or other instrument made under a provision added to this Act by Schedule 5 to the *Protect Ontario by Unleashing our Economy Act, 2025*;
- (c) anything done or not done in accordance with the provisions added to this Act by Schedule 5 to the *Protect Ontario by Unleashing our Economy Act, 2025* or a regulation, order or other instrument made under a provision added to this Act by that Schedule;
- (d) any modification, revocation, suspension, cessation or termination of property rights, contractual rights or other rights resulting from anything referred to in clauses (a) to (c); or
- (e) any purported failure to meet any service standard prescribed under clause 153.0.1 (6) (a).

Exception, refund of fees

(2) Subsection (1) does not apply to a claim respecting the refund of any fees paid by a proponent in accordance with subsection 153.0.1 (8).

No remedy

(3) No costs, compensation or damages, including for loss of revenue, profit or any other alleged loss, whether direct or indirect, are owing or payable to any person by a person referred to in subsection (1), and no remedy, including a remedy in contract, restitution or tort, a remedy for misfeasance, bad faith or a breach of trust or fiduciary obligation, any equitable remedy or any remedy under any statute, is available to any person against a person referred to in that subsection, in connection with anything referred to in that subsection.

Proceedings barred

(4) No proceeding that is directly or indirectly based on or related to anything referred to in subsection (1) may be brought or maintained against any person referred to in that subsection.

Same

(5) Subsections (3) and (4) do not apply with respect to an application for judicial review or a claim for constitutional remedy, but do apply with respect to any other court, administrative or arbitral proceeding claiming any remedy or relief, including specific performance, an injunction, declaratory relief or the enforcement of a judgment, order or award made outside Ontario.

No costs awarded

(6) No costs shall be awarded against any person in respect of a proceeding that cannot be brought or maintained under subsection (4).

No expropriation or injurious affection

(7) Nothing referred to in subsection (1) constitutes an expropriation or injurious affection for the purposes of the *Expropriations Act* or otherwise at law.

Proceedings by Crown not prevented

(8) This section does not apply with respect to proceedings brought by the Crown.

Commencement

11 This Schedule comes into force on a day to be named by order of the Lieutenant Governor in Council.

SCHEDULE 6
ONTARIO ENERGY BOARD ACT, 1998

1 The *Ontario Energy Board Act, 1998* is amended by adding the following section:

Procurement restrictions

43.1 (1) No gas transmitter, gas distributor or storage company that is prescribed by the regulations shall procure a good or service that meets the conditions prescribed by the regulations respecting its country, region or territory of origin, as that origin is determined in the regulations.

Same, subsidiaries

(2) No gas transmitter, gas distributor or storage company subsidiary that is prescribed by the regulations shall procure a good or service that meets the conditions prescribed by the regulations respecting its country, region or territory of origin, as that origin is determined in the regulations.

Application

(3) Subsection (1) or (2) applies with respect to a procurement only if, on the day a regulation made for the purposes of that subsection begins to apply,

- (a) the final version of the request for proposal or any other document that would give rise to the procurement has not yet been issued, in the case of a competitive procurement; or
- (b) in the case of a procurement that is not a competitive procurement, the parties have not entered into a final contract in respect of the procurement.

Non-application, *Discriminatory Business Practices Act*

(4) The *Discriminatory Business Practices Act* does not apply to anything done or not done in accordance with a regulation made for the purposes of subsection (1) or (2).

2 The Act is amended by adding the following section:

Procurement restrictions

73 (1) In this section,

“licensee” means the holder of a licence under this Part, other than the IESO or Ontario Power Generation Inc.

Same

(2) No licensee that is prescribed by the regulations shall procure a good or service that meets the conditions prescribed by the regulations respecting its country, region or territory of origin, as that origin is determined in the regulations.

Same, subsidiaries

(3) No licensee subsidiary that is prescribed by the regulations shall procure a good or service that meets the conditions prescribed by the regulations respecting its country, region or territory of origin, as that origin is determined in the regulations.

Application

(4) Subsection (2) or (3) applies with respect to a procurement only if, on the day a regulation made for the purposes of that subsection begins to apply,

- (a) the final version of the request for proposal or any other document that would give rise to the procurement has not yet been issued, in the case of a competitive procurement; or
- (b) in the case of a procurement that is not a competitive procurement, the parties have not entered into a final contract in respect of the procurement.

Non-application, *Discriminatory Business Practices Act*

(5) The *Discriminatory Business Practices Act* does not apply to anything done or not done in accordance with a regulation made for the purposes of subsection (2) or (3).

3 The Act is amended by adding the following section:

No cause of action, procurement restrictions

134 (1) No cause of action arises against the Crown or any current or former member of the Executive Council or employee, officer or agent of or adviser to the Crown, as a direct or indirect result of,

- (a) the enactment, amendment or repeal of section 43.1, 73 or this section;
- (b) the making, amendment or revocation of any provision of a regulation for the purposes of section 43.1 or 73; or

- (c) anything done or not done in accordance with a provision referred to in clause (a) or a regulation referred to in clause (b).

No remedy

(2) No costs, compensation or damages, including for loss of revenue, profit or any other alleged loss, whether direct or indirect, are owing or payable to any person by a person referred to in subsection (1), and no remedy, including a remedy in contract, restitution or tort, a remedy for misfeasance, bad faith or a breach of trust or fiduciary obligation, any equitable remedy or any remedy under any statute, is available to any person against a person referred to in that subsection, in connection with anything referred to in that subsection.

Proceedings barred

(3) No proceeding that is directly or indirectly based on or related to anything referred to in subsection (1) may be brought or maintained against any person referred to in that subsection.

Same

(4) Subsections (2) and (3) do not apply with respect to an application for judicial review or a claim for constitutional remedy, but do apply with respect to any other court, administrative or arbitral proceeding claiming any remedy or relief, including specific performance, an injunction, declaratory relief or the enforcement of a judgment, order or award made outside Ontario.

No costs awarded

(5) No costs shall be awarded against any person in respect of a proceeding that cannot be brought or maintained under subsection (3).

No expropriation or injurious affection

(6) Nothing referred to in subsection (1) constitutes an expropriation or injurious affection for the purposes of the *Expropriations Act* or otherwise at law.

Proceedings by Crown not prevented

(7) This section does not apply with respect to proceedings brought by the Crown.

Commencement

4 This Schedule comes into force on the day the *Protect Ontario by Unleashing our Economy Act, 2025* receives Royal Assent.

SCHEDULE 7 ONTARIO HERITAGE ACT

1 Section 1 of the *Ontario Heritage Act* is amended by adding the following definition:

“business day” means a weekday, excluding a day that is a holiday; (“jour ouvrable”)

2 Sections 51.2 and 51.3 of the Act are repealed and the following substituted:

Inspection

51.2 (1) An inspector may conduct an inspection for the purpose of,

- (a) ensuring that a person licensed under section 48 is complying with the Act and the regulations and remains entitled to a licence under the Act; or
- (b) assessing whether any artifacts or archaeological sites are on any land, or land under water, in the Province.

Minister’s direction required

(2) An inspection under clause (1) (b) may only be conducted if the inspector is directed to do so by the Minister.

Power of entry

(3) An inspector conducting an inspection may enter and inspect any of the following places:

- 1. An archaeological site or any other land, or land under water, on which a licensee is carrying out archaeological fieldwork.
- 2. An archaeological site or any other land, or land under water, on which archaeological fieldwork is no longer being carried out but was carried out by a licensee within the one-year period preceding the inspection.
- 3. A location, building, structure, facility or conveyance at which artifacts and other materials found on an archaeological site are analysed or stored.
- 4. A licensee’s business premises.
- 5. In the case of an inspection under clause (1) (b), land, or land under water, that, in the opinion of the Minister, may contain an artifact or archaeological site.
- 6. In the case of an inspection under clause (1) (b), the business premises of a person, if the Minister reasonably believes that artifacts or other materials found on an archaeological site may have been found on land that the person owns.

Dwellings

(4) An inspector entering a place under subsection (3) shall not enter any part of the place that is used as a dwelling without the consent of the occupant.

Powers of inspector

(5) While carrying out an inspection, an inspector may,

- (a) take up and examine any artifact, device, article, thing or material;
- (b) require a person at the place being inspected to produce any artifact, drawing, field notes, specifications, licence, document, record, report, photograph, video or other visual recording or any other material or thing that is relevant to the inspection and examine, audit or make copies of such material or things;
- (c) upon giving a receipt therefore, remove, for the purpose of making copies or extracts, any material or thing referred to in clause (b);
- (d) conduct tests at the place being inspected or take samples from the place, including tests conducted on, or samples taken from, artifacts found at the place;
- (e) require, in writing, that any test or sample referred to in clause (d) be conducted or taken by a person specified by the inspector, including a person having special, expert or professional knowledge or qualifications accompanying the inspector under subsection (7);
- (f) require the person conducting or taking tests or samples to provide a report to the inspector within such time as the inspector may specify;
- (g) take photographs, video or other visual recording, make acoustic recordings or make notes of the field or site conditions, of the conditions of any other place being inspected or of the artifacts or materials found at the place and take with them such equipment or recording materials required for this purpose;
- (h) make such inquiries of any person working at the place being inspected as are relevant to the inspection;

- (i) observe ongoing archaeological fieldwork being carried out on an archaeological site or on other lands on which archaeological fieldwork is carried out or observe laboratory work taking place in a laboratory; and
- (j) prohibit persons from entering the area where the inspection is being carried out for a reasonable period of time for the purposes of carrying out an examination, excavation or test.

Return of things removed

(6) An inspector who removes any material or other thing from a place under clause (5) (c) shall return them to the person from whom they were taken within a reasonable time, unless they are seized under section 66.

Experts, etc.

(7) An inspector entering premises under subsection (3) may be accompanied by a person having special, expert or professional knowledge of any matter relevant to the inspection.

Use of force

(8) An inspector is not entitled to use force to enter and inspect a place.

Time of entry

- (9) An inspector may enter a place referred to in subsection (3),
 - (a) in the case of a place referred to in paragraphs 2 to 6 of subsection (3), between 9 a.m. and 5 p.m. during a business day, or at any other time when the place is open to the public; and
 - (b) in the case of a place referred to in paragraph 1 of subsection (3), at any time at which archaeological fieldwork is being carried out.

Obstruction of inspector

(10) No person shall obstruct an inspector conducting an inspection under this section or withhold from them or conceal or destroy any artifact, document, material or thing that is relevant to the inspection.

Obligation to assist

(11) Any person shall, on request by an inspector, provide such assistance as is reasonably necessary.

Obligation to produce

(12) A person who is required to produce an artifact, document, material or thing under clause (5) (b) shall produce it.

False information

(13) No person shall knowingly furnish an inspector with false information or neglect or refuse to furnish information to an inspector.

Report by inspector

51.3 (1) An inspector shall prepare a report if the inspector believes that,

- (a) a person licensed under section 48 has failed to comply with the Act, the regulations or the terms and conditions of the licence; or
- (b) in the case of an investigation under clause 51.2 (1) (b),
 - (i) an artifact or archaeological site is on land, or land under water, described in clause 51.2 (1) (b),
 - (ii) an artifact has been removed from land, or land under water, described in clause 51.2 (1) (b), or
 - (iii) an archaeological site on land, or land under water, described in clause 51.2 (1) (b) has been altered.

Report to be provided

(2) The inspector shall provide the report to the Minister and to the licensee or person who owns the land, as applicable.

3 The Act is amended by adding the following section:

Assessment order

61.1 (1) If the Minister is of the opinion that land, or land under water, in the Province may contain an artifact or an archaeological site, the Minister may issue an assessment order under subsection (2), which may be made subject to conditions.

Contents of order

(2) The assessment order shall direct that no person shall alter or remove an artifact or any other physical evidence of past human use or activity from the land, or land under water, until,

- (a) a licensee under this Part,

- (i) has completed archaeological fieldwork, within the meaning of the regulations, on the land or land under water, and
- (ii) has provided a report to the Minister under subsection 65 (1) stating that any sites found have no further cultural heritage value or interest; and

(b) the report referred to in subclause (a) (ii) has been filed in the register referred to in section 65.1.

Service of order

(3) The Minister may serve an order issued under this section on the owner of the land in question, or any person in apparent possession of the land, by any method of service described in subsection 67 (1) and by posting the order in a conspicuous place on the land to which it applies.

Service deemed effective

(4) Service under subsection (3) is effective from the earlier of the date of posting or the effective date of service described in subsections 67 (2) to (4).

4 Section 66 of the Act is repealed and the following substituted:

Direction for artifact or material in archaeological collection

66 (1) The Minister may direct that any artifact taken under the authority of a licence or a permit, or any material in an archaeological collection, be deposited in such public institution as the Minister may determine, to be held in trust for the people of Ontario, or deposited with an Indigenous community.

Seizure of artifact or material in archaeological collection

(2) Any artifact or any material in an archaeological collection that is removed from an archaeological site and that is in the possession of a person who is not a licensee under this Part, or who is a licensee but is acting in contravention of their licence, may be seized by a person authorized to do so by the Minister and deposited in such public institution as the Minister may determine, to be held in trust for the people of Ontario, or deposited with an Indigenous community.

Production of authorization

(3) A person who is acting under an authorization described in subsection (2) shall, upon request, produce a copy of the authorization.

Powers

(4) A person who is acting under an authorization described in subsection (2) may, for the purposes of seizing the artifact or material, enter any location where the person reasonably believes the artifact or material may be held between 9 a.m. and 5 p.m. during a business day.

Dwellings

(5) A person who is acting under an authorization described in subsection (2) shall not enter any part of a place that is used as a dwelling without the consent of the occupant.

Seizure during inspection or investigation

(6) The Minister may direct an inspector or investigator to, in the course of conducting an inspection or investigation under this Act, seize any artifact or material in an archaeological collection on the premises that are being inspected or investigated and deposit the artifact or material in such public institution as the Minister may determine, to be held in trust for the people of Ontario, or deposit it with an Indigenous community.

Seizure after return post-conviction

(7) The Minister may direct that any artifact or material in an archaeological collection that were seized in an investigation under this Act and subsequently released after a conviction for an offence under this Act be deposited in such public institution as the Minister may determine, to be held in trust for the people of Ontario, or be deposited with an Indigenous community.

5 The Act is amended by adding the following sections:

Exemption for properties

66.1 (1) Subject to the regulations, if any, the Lieutenant Governor in Council may, by order, exempt a property from the application of a requirement described in subsection (2) if the Lieutenant Governor in Council is of the opinion that such exemption could potentially advance one or more of the following provincial priorities:

1. Transit.
2. Housing.
3. Health and Long-Term Care.
4. Other infrastructure.

5. Such other priorities as may be prescribed.

Requirements

- (2) An order under subsection (1) may exempt a property from the application of any of the following requirements:
1. A requirement under a provision of this Part.
 2. A requirement under a provision of a regulation, or other instrument, relating to a provision of this Part.
 3. A requirement to conduct an archaeological assessment under a provision of any other Act or regulation, or instrument under any other Act, other than a provision of the *Funeral, Burial and Cremation Services Act, 2002* or a regulation or instrument made under that Act.

Conditions

- (3) An order under subsection (1) may set out conditions for the exemption.

Not a regulation

- (4) An order made under subsection (1) is not a regulation within the meaning of Part III (Regulations) of the *Legislation Act, 2006*.

Extinguishment of causes of action

66.2 (1) No cause of action arises against the Crown or any current or former member of the Executive Council or employee, officer or agent of or advisor to the Crown as a direct or indirect result of,

- (a) the enactment, amendment or repeal of any provision of this section or section 66.1;
- (b) the making, amendment or revocation of any provision of an order under section 66.1 or a regulation relating to section 66.1; or
- (c) anything done or not done in accordance with section 66.1, an order under section 66.1 or a regulation relating to section 66.1.

No remedy

(2) No costs, compensation or damages, including for loss of revenue or profit or any other alleged loss, whether direct or indirect, are owing or payable to any person by a person referred to in subsection (1), and no remedy, including a remedy in contract, restitution, tort, a remedy for misfeasance, bad faith or a breach of trust or fiduciary obligation, any equitable remedy or any remedy under any statute, is available to any person against any person referred to in subsection (1) in connection with anything referred to in that subsection.

Proceedings barred

(3) No proceeding that is directly or indirectly based on or related to anything referred to in subsection (1) may be brought or maintained against any person referred to in that subsection.

Application

(4) Subsections (2) and (3) do not apply with respect to an application for judicial review or a claim for a constitutional remedy, but do apply with respect to any other court, administrative or arbitral proceeding claiming any remedy or relief, including specific performance, an injunction, declaratory relief or the enforcement of a judgment, order or award made outside Ontario.

No costs awarded

(5) No costs shall be awarded against any person in respect of a proceeding that cannot be brought or maintained under subsection (3).

No expropriation or injurious affection

(6) Nothing referred to in subsection (1) constitutes an expropriation or injurious affection for the purposes of the *Expropriations Act* or otherwise at law.

Proceedings by Crown not prevented

(7) This section does not apply with respect to proceedings brought by the Crown.

6 The Act is amended by adding the following Part:

PART VI.1 INVESTIGATIONS

Investigators

Appointment of investigators

66.3 (1) The Minister may appoint persons to be investigators for the purposes of conducting investigations.

Certificate of appointment

(2) The Minister shall issue to every investigator a certificate of appointment bearing the Minister's signature or a facsimile of the signature.

Production of certificate of appointment

(3) Every investigator who is conducting an investigation shall, upon request, produce the certificate of appointment as an investigator.

Search warrant

66.4 (1) Upon application made without notice by an investigator, a justice of the peace may issue a warrant, if the justice of the peace is satisfied by information given under oath or affirmation that there are reasonable grounds for believing that a person has committed or is committing an offence under this Act and there is,

- (a) in any building, dwelling, receptacle or place anything relating to the offence; or
- (b) information or evidence relating to the offence that may be obtained through the use of an investigative technique or procedure or the doing of anything described in the warrant.

Powers under warrant

(2) Subject to any conditions contained in it, a warrant obtained under subsection (1) authorizes an investigator to,

- (a) enter or access the building, dwelling, receptacle or place specified in the warrant and examine and seize any thing described in the warrant;
- (b) make reasonable inquiries of any person, orally or in writing, with respect to anything relevant to the investigation;
- (c) require a person to produce the information or evidence described in the warrant and to provide whatever assistance is reasonably necessary, including using any data storage, processing or retrieval device or system to produce, in any form, the information or evidence described in the warrant;
- (d) use any data storage, processing or retrieval device or system used in carrying on business in order to produce information or evidence described in the warrant, in any form;
- (e) observe ongoing archaeological fieldwork being carried out on an archaeological site or on other lands on which archaeological fieldwork is carried out or observe laboratory work taking place in a laboratory;
- (f) prohibit persons from entering the area where the investigation is being carried out for a reasonable period of time for the purposes of carrying out an examination, excavation or test; and
- (g) use any investigative technique or procedure or do anything described in the warrant.

Entry of dwelling

(3) Despite subsection (2), an investigator shall not exercise the power under a warrant to enter a place, or part of a place, used as a dwelling, unless,

- (a) the justice of the peace is informed that the warrant is being sought to authorize entry into a dwelling; and
- (b) the justice of the peace authorizes the entry into the dwelling.

Conditions on warrant

(4) A warrant obtained under subsection (1) shall contain such conditions as the justice of the peace considers advisable to ensure that any search authorized by the warrant is reasonable in the circumstances.

Expert help

(5) The warrant may authorize persons who have special, expert or professional knowledge and other persons as necessary to accompany and assist the investigator in respect of the execution of the warrant.

Time of execution

(6) An entry or access under a warrant issued under this section shall be made between 6 a.m. and 9 p.m., unless the warrant specifies otherwise.

Expiry of warrant

(7) A warrant issued under this section shall name a date of expiry, which shall be no later than 30 days after the warrant is issued, but a justice of the peace may extend the date of expiry for an additional period of no more than 30 days, upon application without notice by an investigator.

Use of force

(8) An investigator may call upon police officers for assistance in executing the warrant and the investigator may use whatever force is reasonably necessary to execute the warrant.

No obstruction

(9) No person shall obstruct an investigator executing a warrant under this section or withhold from the investigator or conceal, alter or destroy any thing relevant to the investigation being conducted pursuant to the warrant.

Compliance

(10) If an investigator under clause (2) (c) requires a person to produce evidence or information or to provide assistance, the person shall produce the evidence or information or provide the assistance, as the case may be.

Copies of seized items

(11) An investigator who seizes any thing under this section or section 66.5 may make a copy of it.

Admissibility

(12) A copy of a document or record certified by an investigator as being a true copy of the original is admissible in evidence to the same extent as the original and has the same evidentiary value.

Seizure of things not specified

66.5 An investigator who is lawfully present in a place pursuant to a warrant or otherwise in the execution of the investigator's duties may, without a warrant, seize any thing in plain view that the investigator believes, on reasonable grounds, will afford evidence relating to the commission of an offence under this Act.

Searches in exigent circumstances

66.6 (1) An investigator may exercise any of the powers described in subsection 66.4 (2) without a warrant if the conditions for obtaining the warrant exist but, by reason of exigent circumstances, it would be impracticable to obtain the warrant.

Dwellings

(2) Subsection (1) does not apply to a building or part of a building that is being used as a dwelling.

Use of force

(3) The investigator may, in executing any authority given by this section, call upon police officers for assistance and use whatever force is reasonably necessary.

Applicability of s. 66.4

(4) Subsections 66.4 (5), (9), (10), (11) and (12) apply with necessary modifications to a search under this section.

Report when things seized

66.7 (1) An investigator who seizes any thing under the authority of section 66.4, 66.5 or 66.6 shall bring it before a justice of the peace or, if that is not reasonably possible, shall report the seizure to a justice of the peace.

Procedure

(2) Sections 159 and 160 of the *Provincial Offences Act* apply, with necessary modifications, in respect of a thing seized under the authority of section 66.4, 66.5 or 66.6 of this Act.

Production order

66.8 (1) On application without notice by an investigator, a justice of the peace may issue a production order to a person, other than a person under investigation for an offence, requiring the person to,

- (a) produce documents or copies of documents, certified by affidavit to be true copies, or produce data; or
- (b) prepare a document based on documents or data already in existence and produce it.

Contents of order

(2) A production order must stipulate when, where and how the documents or data are to be produced, and to whom they are to be produced.

Grounds

(3) A justice of the peace may make a production order if satisfied by information given under oath or affirmation that there are reasonable grounds to believe that,

- (a) an offence under this Act has been or is being committed;
- (b) the document or data will provide evidence respecting the offence or suspected offence; and
- (c) the person who is subject to the order has possession or control of the document or data.

Conditions

(4) A production order may contain any conditions the justice of the peace considers advisable.

Admissibility

(5) A copy of a document or data produced under this section, on proof by affidavit that it is a true copy, is admissible in evidence in proceedings under this Act and has the same probative force as the original document or data would have if it had been proved in the ordinary way.

No return of copies

(6) Copies of documents or data produced under this section are not required to be returned to the person who provided them.

Compliance required

(7) A person to whom a production order is directed shall comply with the order according to its terms.

7 Subsection 68.3 (1) of the Act is repealed and the following substituted:

No compensation

(1) Except as may be provided under this Act, no owner of property or other person is entitled to compensation in respect of any decision, designation, order or regulation, made by a municipality, the Tribunal, the Minister or the Lieutenant Governor in Council under this Act.

8 The Act is amended by adding the following sections:

Limitation period

69.1 A proceeding with respect to any offence under this Act shall not be commenced more than two years after the day on which the offence first comes to the attention of a provincial offences officer appointed under the *Provincial Offences Act*.

Order to prevent damage, etc.

69.2 (1) On its own initiative or on the request of the prosecutor, the court that convicts a person of an offence under this Act, in addition to any other penalty imposed by the court, may order the person to,

- (a) take such action as the court directs within the time specified in the order to prevent, eliminate or ameliorate damage that results from or is in any way connected to the commission of the offence; or
- (b) comply with any order, direction or other requirement issued under this Act to the person in relation to damage that results from or is in any way connected to the commission of the offence.

Other conditions

(2) An order under subsection (1) may contain such other conditions relating to the circumstances of the offence and of the person that contributed to the commission of the offence as the court considers appropriate to prevent similar unlawful conduct.

Variation of order

(3) The court that made an order under subsection (1) may make any changes in or additions to the conditions prescribed in the order that in the opinion of the court are rendered desirable by a change in circumstances,

- (a) on its own initiative at any time; or
- (b) on application by counsel for the prosecutor, by the person convicted or by the person authorized under the *Law Society Act* to represent the person convicted, with notice to the other party, after a hearing or, with the consent of the parties, without a hearing.

Conflict

(4) Nothing in subsection (1) authorizes the making of an order that conflicts with an order, direction or other requirement previously issued under this Act by the Minister, but an order may be made under subsection (1) supplementing the provisions of an order in respect of the prevention or limitation of alteration.

Continuation in force

(5) Where a person bound by an order under subsection (1) is imprisoned, the order continues in force except in so far as the imprisonment renders it impossible for the person to comply for the time being with the order.

9 (1) Clause 70 (1) (h) of the Act is repealed and the following substituted:

- (h) defining “archaeological collection”, “archaeological fieldwork”, “archaeological site”, “artifact”, “cultural heritage”, “marine archaeological site” and “public institution” for the purposes of this Act and the regulations;

(2) Subsection 70 (1) of the Act is amended by adding the following clause:

- (m.1) governing exemptions under section 66.1, which may include establishing criteria that must be met for a property to be eligible for an exemption;

Commencement

10 (1) Except as otherwise provided in this section, this Schedule comes into force on the day the *Protect Ontario by Unleashing our Economy Act, 2025* receives Royal Assent.

(2) Section 5 and subsection 9 (2) come into force on a day to be named by order of the Lieutenant Governor in Council.

SCHEDULE 8
REBUILDING ONTARIO PLACE ACT, 2023

1 The *Rebuilding Ontario Place Act, 2023* is amended by adding the following section:

NON-APPLICATION OF ENVIRONMENTAL BILL OF RIGHTS, 1993

Non-application of *Environmental Bill of Rights, 1993*, re Ontario Place

9.1 Part II of the *Environmental Bill of Rights, 1993* does not apply to a proposal to issue, amend or revoke an instrument for or related to either of the following despite the proposal being a type of proposal for an instrument that is classified by a regulation made under that Act:

1. The Ontario Place Redevelopment Project.
2. Any enterprise or activity that furthers the Ontario Place Redevelopment Project that is not at the Ontario Place site.

2 Section 18 of the Act is amended by adding the following clause:

- (f.1) respecting whether an enterprise or activity is in furtherance of the Ontario Place Redevelopment Project for the purposes of paragraph 2 of section 9.1, which may include specifying enterprises or activities that further or do not further the Ontario Place Redevelopment Project or authorizing a person specified by the regulation to make a determination of whether enterprises or activities further the Ontario Place Redevelopment Project;

Commencement

3 This Schedule comes into force on the day the *Protect Ontario by Unleashing our Economy Act, 2025* receives Royal Assent.

SCHEDULE 9 SPECIAL ECONOMIC ZONES ACT, 2025

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1.	Definitions
2.	Special economic zones
3.	Trusted proponents
4.	Designated projects
5.	Exemption from requirements
6.	Modification of application of provisions of other Acts, etc.
7.	Extinguishment of causes of action
8.	Commencement
9.	Short title

Definitions

1 In this Act,

“designated project” means a project designated under section 4; (“projet désigné”)

“local board” means a local board as defined in the *Municipal Affairs Act*; (“conseil local”)

“Minister” means the Minister of Economic Development, Job Creation and Trade or such other member of the Executive Council to whom responsibility for the administration of this Act is assigned or transferred under the *Executive Council Act*; (“ministre”)

“special economic zone” means a special economic zone designated under section 2; (“zone économique spéciale”)

“trusted proponent” means a trusted proponent designated under section 3. (“promoteur fiable”)

Special economic zones

2 (1) The Lieutenant Governor in Council may, by regulation, designate an area of the Province as a special economic zone if the prescribed criteria are met.

Criteria for designation

(2) The Lieutenant Governor in Council may make regulations prescribing criteria for the purposes of subsection (1).

Trusted proponents

3 (1) The Minister may, by regulation, designate a person as a trusted proponent if the prescribed criteria are met.

Trusted proponents - classes

(2) The Minister may, by regulation, designate a class of persons as trusted proponents if the prescribed criteria are met.

Criteria for designation

(3) The Lieutenant Governor in Council may make regulations prescribing criteria for the purposes of subsection (1) or (2).

Designated projects

4 (1) The Minister may, by regulation, designate a project as a designated project if the prescribed criteria are met.

Designated projects - classes

(2) The Minister may, by regulation, designate a class of projects as designated projects if the prescribed criteria are met.

Criteria for designation

(3) The Lieutenant Governor in Council may make regulations prescribing criteria for the purposes of subsection (1) or (2).

Exemption from requirements

5 (1) The Lieutenant Governor in Council may, by regulation, exempt a trusted proponent or a designated project from requirements under provisions of an Act or of a regulation or other instrument under an Act, subject to conditions specified in the regulation, as those requirements would apply in a special economic zone.

Municipal by-laws, etc.

(2) For greater certainty, the reference to “other instrument under an Act” in subsection (1) includes a by-law or other instrument of a municipality or local board.

Modification of application of provisions of other Acts, etc.

6 (1) The Lieutenant Governor in Council may, by regulation, modify the application of provisions of an Act or of a regulation or other instrument under an Act, subject to conditions specified in the regulation, as those provisions would apply,

- (a) with respect to a trusted proponent in a special economic zone; or
- (b) with respect to a designated project in a special economic zone.

Municipal by-laws, etc.

(2) For greater certainty, the reference to “other instrument under an Act” in subsection (1) includes a by-law or other instrument of a municipality or local board.

Extinguishment of causes of action

7 (1) No cause of action arises against a person set out in subsection (2) as a direct or indirect result of,

- (a) the enactment, amendment or repeal of any provision of this Act;
- (b) the making, amendment or revocation of any provision of a regulation under this Act; or
- (c) anything done or not done in accordance with this Act or a regulation under this Act.

Persons referred to

(2) The persons referred to in subsection (1) are,

- (a) the Crown or any current or former member of the Executive Council or employee, officer or agent of or advisor to the Crown; or
- (b) a municipality or local board, or any current or former member of the council of the municipality or of the local board, or employee, officer or agent of or advisor to the municipality or local board.

No remedy

(3) No costs, compensation or damages, including for loss of revenue or profit or any other alleged loss, whether direct or indirect, are owing or payable to any person by a person referred to in subsection (1), and no remedy, including a remedy in contract, restitution, tort, a remedy for misfeasance, bad faith or a breach of trust or fiduciary obligation, any equitable remedy or any remedy under any statute, is available to any person against any person referred to in subsection (1) in connection with anything referred to in that subsection.

Proceedings barred

(4) No proceeding that is directly or indirectly based on or related to anything referred to in subsection (1) may be brought or maintained against any person referred to in that subsection.

Application

(5) Subsections (3) and (4) do not apply with respect to an application for judicial review or a claim for a constitutional remedy, but do apply with respect to any other court, administrative or arbitral proceeding claiming any remedy or relief, including specific performance, an injunction, declaratory relief or the enforcement of a judgment, order or award made outside Ontario.

No costs awarded

(6) No costs shall be awarded against any person in respect of a proceeding that cannot be brought or maintained under subsection (4).

No expropriation or injurious affection

(7) Nothing referred to in subsection (1) constitutes an expropriation or injurious affection for the purposes of the *Expropriations Act* or otherwise at law.

Proceedings by Crown not prevented

(8) This section does not apply with respect to proceedings brought by the Crown.

Certain proceedings by municipalities not prevented

(9) This section does not apply with respect to proceedings brought by a municipality against,

- (a) any current or former member of the council of the municipality or of a local board of the municipality; or
- (b) any current or former employee, officer or agent of or advisor to the municipality or a local board of the municipality.

Certain proceedings by local boards not prevented

(10) This section does not apply with respect to proceedings brought by a local board against,

- (a) any current or former member of the local board; or

(b) any current or former employee, officer or agent of or advisor to the local board.

Commencement

8 The Act set out in this Schedule comes into force on the day the *Protect Ontario by Unleashing our Economy Act, 2025* receives Royal Assent.

Short title

9 The short title of the Act set out in this Schedule is the *Special Economic Zones Act, 2025*.

**SCHEDULE 10
SPECIES CONSERVATION ACT, 2025**

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**PART I
INTERPRETATION, APPLICATION AND ADMINISTRATION**

Purposes

1 The purposes of this Act are,

- (a) to identify species at risk based on the best available scientific information, including information obtained from community knowledge and Indigenous traditional knowledge; and
- (b) to provide for the protection and conservation of species while taking into account social and economic considerations, including the need for sustainable economic growth in Ontario.

Definitions

2 (1) In this Act,

“COSSARO” means the Committee on the Status of Species at Risk in Ontario; (“CDSEPO”)

“habitat” means, subject to subsection (2),

- (a) in respect of an animal species,
 - (i) a dwelling place, such as a den, nest or other similar place, that is occupied or habitually occupied by one or more members of a species for the purposes of breeding, rearing, staging, wintering or hibernating, and
 - (ii) the area immediately around a dwelling place described in subclause (i) that is essential for the purposes set out in that subclause,
- (b) in respect of a vascular plant species, the critical root zone surrounding a member of the species, and
- (c) in respect of all other species, an area on which any member of the species directly depends in order to carry on its life processes; (“habitat”)

“justice” has the same meaning as in the *Provincial Offences Act*; (“juge”)

“Minister” means the Minister of the Environment, Conservation and Parks or such other member of the Executive Council as may be assigned the administration of this Act under the *Executive Council Act*; (“ministre”)

“Ministry” means the ministry of the Minister; (“ministère”)

“permit” means a permit issued under section 22; (“permis”)

“permit activity” means a section 16 activity that is prescribed for the purposes of subsection 16 (2); (“activité exigeant un permis”)

“prescribed” means prescribed by the regulations; (“prescrit”)

“Protected Species in Ontario List” means the regulation made under subsection 14 (1); (“Liste des espèces protégées en Ontario”)

“provincial officer” means a person who is designated by the Minister as a provincial officer for the purposes of this Act and the regulations; (“agent provincial”)

“registerable activity” means a section 16 activity that is not prescribed for the purposes of subsection 16 (2); (“activité exigeant un enregistrement”)

“registration” means a registration in the Registry; (“enregistrement”)

“Registry” means the registry established under section 17; (“Registre”)

“regulations” means the regulations made under this Act; (“règlements”)

“section 16 activity” means,

(a) any activity that results or is likely to result in,

(i) the killing, harming, capturing or taking of a member of a species that is listed on the Protected Species in Ontario List, or

(ii) damage to or destruction of the habitat of a species that is listed on the Protected Species in Ontario List,

(b) possessing, transporting, collecting, buying, selling, leasing, trading or offering to buy, sell, lease or trade,

(i) a living or dead member of a species that is listed on the Protected Species in Ontario List, or

(ii) anything derived from a living or dead member of a species referred to in subclause (i), or

(c) selling, leasing, trading or offering to sell, lease or trade anything that a person represents to be a thing described in subclause (b) (i) or (ii); (“activité visée par l’article 16”)

“species” means a species, subspecies, variety or genetically or geographically distinct population of animal, plant or other organism, other than a bacterium or virus, that is native to Ontario; (“espèce”)

“Tribunal” means the Ontario Land Tribunal. (“Tribunal”)

Definition of “habitat”

(2) For greater certainty, the definition of “habitat” in subsection (1) does not include an area where the species formerly occurred or has the potential to be reintroduced unless existing members of the species depend on that area to carry on their life processes.

Member of a species

(3) A reference in this Act to a member of a species,

(a) includes a reference to a member of the species at any stage of its development;

(b) includes a reference to a gamete or asexual propagule of the species; and

(c) includes a reference to the member of the species, whether or not it originated in Ontario.

Existing Aboriginal or treaty rights

3 For greater certainty, nothing in this Act shall be construed so as to abrogate or derogate from the protection provided for the existing Aboriginal or treaty rights of the Aboriginal peoples of Canada as recognized and affirmed in section 35 of the *Constitution Act, 1982*.

General non-application, aquatic species and migratory birds

4 Unless otherwise provided in this Act or the regulations, this Act and the regulations do not apply with respect to the following species, if the species is listed as extirpated, endangered or threatened on the List of Wildlife Species at Risk under the *Species at Risk Act* (Canada):

1. Species of birds protected by the *Migratory Birds Convention Act, 1994* (Canada).
2. Aquatic species as defined in subsection 2 (1) of the *Species at Risk Act* (Canada).

Designation of provincial officers

5 (1) The Minister may designate persons or classes of persons as provincial officers in respect of any provision of this Act or the regulations that is set out in the designation.

Limitations

(2) The Minister may limit a designation made under subsection (1) in such manner as the Minister considers advisable.

Delegation of powers and duties

6 (1) The Minister may authorize the Deputy Minister or any other employee in the Ministry to exercise any power or perform any duty that is granted to or vested in the Minister under this Act.

Limitations

(2) The Minister may limit an authorization made under subsection (1) in such manner as the Minister considers advisable.

Crown bound

7 (1) This Act binds the Crown in right of Ontario.

Protection and conservation activities

- (2) Nothing in this Act prohibits employees or agents of the Crown in right of Ontario from,
- (a) possessing or transporting a member of a species listed on the Protected Species in Ontario List; or
 - (b) engaging in any other activity to assist in the protection and conservation of species listed on the Protected Species in Ontario List.

PART II CLASSIFICATION OF SPECIES

Interpretation

8 Despite section 4, a reference to a “species” in this Part includes a reference to species described in that section.

Committee on the Status of Species at Risk in Ontario

9 (1) The committee known in English as the Committee on the Status of Species at Risk in Ontario (COSSARO) and in French as Comité de détermination du statut des espèces en péril en Ontario (CDSEPO) is continued.

Composition

(2) COSSARO shall be composed of at least 10 members who shall be appointed by the Lieutenant Governor in Council on the recommendation of the Minister.

Qualifications

- (3) The Minister shall not recommend a person to be a member of COSSARO unless the Minister considers the person to have relevant expertise that is drawn from,
- (a) a scientific discipline such as conservation biology, ecology, genetics, population dynamics, taxonomy, systematics or wildlife management; or
 - (b) community knowledge or Indigenous traditional knowledge.

Chair and vice-chair

(4) The Lieutenant Governor in Council shall designate a chair and a vice-chair from among the members of COSSARO.

Independence

(5) The members of COSSARO shall perform their functions in an independent manner, and not as representatives of their employers or of any other person or body.

Lobbying

- (6) A member of COSSARO shall not, with respect to any matter related to this Act,
- (a) act as a consultant lobbyist within the meaning of subsection 1 (1) of the *Lobbyists Registration Act, 1998*; or
 - (b) act as an in-house lobbyist within the meaning of subsection 5 (7) or 6 (5) of the *Lobbyists Registration Act, 1998*.

Functions of COSSARO

10 (1) COSSARO shall perform the following functions:

1. Subject to section 11, maintain criteria for assessing and classifying species as extinct, extirpated, endangered, threatened or of special concern.
2. Maintain and prioritize a list of species that should be assessed and classified, including species that should be reviewed and, if appropriate, reclassified.
3. Subject to section 13, assess, review and classify species in accordance with the list maintained under paragraph 2.
4. Submit reports to the Minister in accordance with this Act.
5. Provide advice to the Minister on any matter submitted to COSSARO by the Minister.
6. Perform any other function required under this or any other Act.

List of species to be assessed

- (2) COSSARO shall ensure that the list referred to in paragraph 2 of subsection (1) includes every Ontario species that,
- (a) is classified by the Committee on the Status of Endangered Wildlife in Canada as extirpated, endangered, threatened or of special concern under the *Species at Risk Act* (Canada); and
 - (b) has not yet been assessed by COSSARO.

Information for Minister

- (3) COSSARO shall ensure that the Minister is provided with up to date copies of the criteria referred to in paragraph 1 of subsection (1) and the list referred to in paragraph 2 of subsection (1).

Rules for classification

- 11** (1) For the purposes of this Act, COSSARO shall classify species in accordance with the following rules:

1. A species shall be classified as an extinct species if it no longer lives anywhere in the world.
2. A species shall be classified as an extirpated species if it lives somewhere in the world, lived at one time in the wild in Ontario, but no longer lives in the wild in Ontario.
3. A species shall be classified as an endangered species if it lives in the wild in Ontario but is facing imminent extinction or extirpation.
4. A species shall be classified as a threatened species if it lives in the wild in Ontario, is not endangered, but is likely to become endangered if steps are not taken to address factors threatening to lead to its extinction or extirpation.
5. A species shall be classified as a special concern species if it lives in the wild in Ontario, is not endangered or threatened, but may become threatened or endangered because of a combination of biological characteristics and identified threats.

Geographic limitation

- (2) When COSSARO classifies a species, the classification applies to all of Ontario unless COSSARO indicates that the classification applies only to a specified geographic area in Ontario.

Best available scientific information

- (3) COSSARO shall classify species based on the best available scientific information, including information obtained from community knowledge and Indigenous traditional knowledge.

Criteria for classification

- (4) The criteria for assessing and classifying species as endangered, threatened or special concern species under paragraph 1 of subsection 10 (1) shall include considerations of,
- (a) the species' geographic range in Ontario; and
 - (b) the condition of the species across the broader biologically relevant geographic range in which it exists both inside and outside of Ontario.

Same

- (5) If consideration of the condition of the species both inside and outside of Ontario under clause (4) (b) would result in a species classification indicating a lower level of risk to the survival of the species than would result if COSSARO considered the condition of the species inside Ontario only, COSSARO's classification of a species shall reflect the lower level of risk to the survival of the species.

Annual report by COSSARO

- 12** (1) Between January 1 and January 31 of each year, COSSARO shall submit an annual report to the Minister that sets out,
- (a) the common name and scientific name of each species that COSSARO has classified since its last annual report as extinct, extirpated, endangered, threatened or of special concern;

- (b) the classification of each species described in clause (a) and the reasons for the classification; and
- (c) an indication of whether the species is a species described in section 4.

Same

- (2) The annual report may also state that,
- (a) an assessment of a species indicates that it is not at risk; or
 - (b) there is insufficient information available to classify a species.

Additional reports

- 13** (1) COSSARO shall not submit an additional report with respect to the classification of species to the Minister unless,
- (a) the Minister has requested that COSSARO classify a species or reconsider its classification of a species under subsection (2) or (3); or
 - (b) COSSARO is of the opinion that a species that is not listed on the Protected Species in Ontario List may be facing imminent extinction or extirpation.

Risk of imminent extinction or extirpation

- (2) If a species is not listed on the Protected Species in Ontario List and the Minister is of the opinion that the species may be facing imminent extinction or extirpation, the Minister may require COSSARO to assess and classify the species and, not later than the date specified by the Minister, submit a report to the Minister under subsection (1).

Reconsideration

- (3) If the Minister is of the opinion that credible scientific information indicates that a classification reported to the Minister by COSSARO may not be appropriate, the Minister may require COSSARO to reconsider the classification and, not later than the date specified by the Minister, submit a report to the Minister under subsection (1) indicating whether COSSARO confirms the classification or reclassifies the species.

Consultation with chair of COSSARO

- (4) The Minister shall not require COSSARO to do anything under this section without first consulting with the chair of COSSARO.

PART III PROTECTION AND CONSERVATION OF SPECIES

GENERAL

Protected Species in Ontario List

- 14** (1) The Lieutenant Governor in Council may make a regulation listing species that are classified by COSSARO as extirpated, endangered or threatened.

Deviation from COSSARO classification

- (2) A regulation made under subsection (1) is not required to list all of the species classified by COSSARO but, if a species is listed, the classification of the species shall be the same as COSSARO's classification and shall include any geographic limitation indicated by COSSARO in respect of the species under subsection 11 (2).

Contents of regulation

- (3) A regulation made under subsection (1) shall include the following information for each species:
1. The common name and scientific name of the species.
 2. COSSARO's classification of the species as extirpated, endangered or threatened.
 3. If the classification applies only to a specified geographic area, the area.

Notice of proposal, *Environmental Bill of Rights, 1993*

- (4) For greater certainty, if a regulation is proposed to be made under subsection (1), the brief description required in respect of a notice of proposal under section 16 of the *Environmental Bill of Rights, 1993* in respect of the regulation shall include each species that is proposed to be listed in or removed from the regulation.

Prohibition, extirpation in Ontario

- 15** Despite any other provision of this Act or the regulations, no person shall engage in an activity that is likely to result in a species no longer living in the wild in Ontario.

Prohibition, s. 16 activities

Registration required

16 (1) No person shall engage in a registerable activity unless,

- (a) the person has registered the activity in the Registry in accordance with the regulations;
- (b) the Minister has provided the person with a confirmation of registration in respect of the activity;
- (c) the person engages in the activity in accordance with the regulations; and
- (d) the registration is not suspended and has not been removed from the Registry.

Permit required

(2) No person shall, except under and in accordance with a permit, engage in a permit activity.

Exceptions

(3) Subsection (1) or (2), as applicable, does not apply in respect of any of the following section 16 activities:

- 1. In the case of an activity described in clause (b) of the definition of “section 16 activity” in subsection 2 (1), the member of the species affected by the activity was lawfully killed, captured or taken in a jurisdiction outside of Ontario.
- 2. A section 16 activity for which all of the criteria set out in subsection (4) in respect of the activity, the person engaging in the activity and the species affected by the activity are met.
- 3. If a geographic area is specified in the Protected Species in Ontario List in respect of a species, a section 16 activity engaged in with respect to that species outside of the geographic area.
- 4. Any other section 16 activity prescribed by the Lieutenant Governor in Council for the purposes of this subsection, subject to any conditions or restrictions prescribed by the Lieutenant Governor in Council.

First listing criteria, one-year exception

(4) The following are the criteria mentioned in paragraph 2 of subsection (3):

- 1. The activity is,
 - i. described in clause (a) of the definition of “section 16 activity” in subsection 2 (1), or
 - ii. described in clause (b) of that definition but only as the definition relates to possessing or transporting a member of a species.
- 2. The person is engaging in the activity in relation to another species in accordance with subsection (1) or (2), as applicable.
- 3. The species is listed on the Protected Species in Ontario List as an endangered species or a threatened species and has been so listed for less than one year.
- 4. Before being listed as described in paragraph 3, the species was not previously listed, under its current name or any other common or scientific name, on the Species at Risk in Ontario List under the *Endangered Species Act, 2007* or the Protected Species in Ontario List.

Transition

(5) If a person’s registration, in respect of an activity, is in effect when the activity becomes a permit activity, subsection (1) continues to apply to the person engaging in the activity and subsection (2) does not apply until the Minister removes the person’s registration from the Registry in accordance with subsection 19 (1).

Same

(6) If a permit activity ceases to be a permit activity, subsection (2) continues to apply to a person who holds a permit in respect of the activity and subsection (1) does not apply until the Minister revokes the permit in accordance with subsection 22 (7).

Changes to the Protected Species in Ontario List

(7) For greater certainty, if an amendment to the Protected Species in Ontario List results in a species no longer being listed, a requirement under this Act in respect of that species ceases to apply to a person on the day the amendment comes into force in respect of any activities engaged in after that day.

REGISTRATIONS

Registry

17 (1) The Minister shall, by regulation, establish, maintain and operate a registry known in English as the Species Conservation Registry and in French as *Registre pour la conservation des espèces*.

Purposes

(2) The purposes of the Registry are to allow persons to register registerable activities and any other purposes as may be prescribed.

Registrations

18 (1) When registering an activity in the Registry, a person shall include the prescribed information in the registration.

Minister to provide confirmation

(2) If a person registers an activity in the Registry and pays any required fee, the Minister shall provide the person with a confirmation of registration.

Retention of confirmation and maintenance of registration

- (3) A person who engages in a registerable activity shall ensure that the confirmation of registration is retained and that,
- (a) the registration is maintained and updated in accordance with the regulations, if any;
 - (b) the registration includes any data, reports, documents or other information as may be required by the Minister or as may be prescribed; and
 - (c) the registration includes the results of any tests or experiments relating to the registered activity as may be required by the Minister or as may be prescribed.

Complete and accurate information, etc.

(4) If the Minister is of the opinion that any information included with a registration is incomplete, misleading or otherwise inaccurate, the Minister may require the person engaging in the registerable activity to file additional information that is complete and accurate, including additional data, reports or documents.

Suspension or removal of registration

- 19** (1) The Minister may suspend a registration in respect of an activity or remove the registration from the Registry if,
- (a) the person who is engaging in the activity is in contravention of this Act or the regulations;
 - (b) the past conduct of the person who is engaging in the activity, or, if the person is a corporation, the past conduct of its officers and directors, affords reasonable grounds to believe that the person will not engage in the activity in accordance with this Act or the regulations;
 - (c) the confirmation of registration was provided on the basis of misleading, mistaken, false or inaccurate information;
 - (d) the person who was engaging in the activity is no longer doing so;
 - (e) a registerable activity becomes a permit activity and,
 - (i) if an application for a permit in respect of the activity has been made, a decision under subsection 22 (1) in respect of the application has been made and all rights of appeal have been exhausted, or
 - (ii) an application for a permit in respect of the activity has not been made on or before the date, if any, prescribed in respect of the activity;
 - (f) the person who is engaging in the activity requests that their registration be removed;
 - (g) the registration is obsolete; or
 - (h) any other circumstance as may be prescribed by the Lieutenant Governor in Council exists.

Order

(2) If the Minister relies on clause (a), (b), (c), (d), (e) or (h) to suspend or remove a registration, the Minister shall do so by order and shall serve the order together with written reasons on the person who is or was engaging in the activity.

Notice

(3) If the Minister relies on clause (f) or (g) to suspend or remove a registration, the Minister shall do so by giving written notice to the person who is or was engaging in the activity.

End of suspension

(4) The Minister may, by giving written notice to a person mentioned in subsection (2) or (3), end a suspension of a registration if the Minister is satisfied that the reasons for the suspension no longer exist.

Filing of order or notice in Registry

20 The Minister shall file in the Registry a copy of any order issued or notice given under section 19.

PERMITS

Application for permit

21 (1) A person may apply to the Minister for a permit to engage in one or more permit activities.

Form

(2) An application under this section shall be prepared and submitted to the Minister in accordance with any prescribed requirements.

Multiple sites

(3) If a person applies for a permit to engage in a permit activity that is to be engaged in at more than one site, the application may be in respect of the activity at more than one site unless the Minister requires otherwise.

Powers of Minister

22 (1) After considering an application for a permit in respect of one or more permit activities at one or more sites, the Minister may,

- (a) issue or refuse to issue a permit in respect of one or more of the activities at one or more of the sites;
- (b) if the Minister issues a permit, impose conditions in the permit;
- (c) amend an existing permit that is in effect and impose, amend or revoke the conditions or expand the scope of the permit to other activities or sites;
- (d) revoke the permit in whole or in part, with or without issuing a new permit; or
- (e) suspend a permit in whole or in part.

Conditions

(2) In addition to any conditions imposed under clause (1) (b) or (c), a permit issued under this section is subject to any conditions prescribed by the Lieutenant Governor in Council.

Same

(3) Without limiting the generality of subsection (2), conditions in a permit may,

- (a) limit the time during which the permit applies;
- (b) limit the circumstances in which the permit applies;
- (c) require the holder of the permit to take steps specified in the permit and require that the steps be taken before engaging in the activity authorized by the permit;
- (d) require the holder of the permit to provide financial security in an amount or in a form sufficient to ensure compliance with the permit;
- (e) require the holder of the permit to ensure that the activity authorized by the permit, and the effects of the activity, are monitored in accordance with the permit;
- (f) require the holder of the permit to rehabilitate or restore habitat damaged or destroyed by the activity authorized by the permit, or to provide alternative habitat for the species specified in the permit; or
- (g) require the holder of the permit to submit reports to the Minister.

Past conduct

(4) The Minister may suspend, revoke or refuse to issue a permit if the past conduct of the holder of the permit or the applicant, or, if the holder or applicant is a corporation, the past conduct of its officers and directors, affords reasonable grounds to believe that the person will not engage in the activity in accordance with this Act or the regulations.

Minister may require information

(5) The Minister may require a person who applies for a permit to submit any data, reports, documents or other information and to carry out and report on any tests or experiments relating to any activity in respect of which the application is made.

Minister may require consultation

(6) The Minister may require a person who applies for a permit to consult with the persons or entities specified by the Minister, in a manner specified by the Minister, before the Minister makes a decision in respect of the application.

Exercise of powers on Minister's initiative

(7) The Minister may, on the Minister's own initiative,

- (a) amend or revoke conditions of a permit after it has been issued;

- (b) impose new conditions in a permit; or
- (c) suspend or revoke all or part of a permit.

Consideration of applications

(8) The Minister is not required to consider an application for a permit that has not been prepared and submitted in accordance with section 21 or any prescribed requirements.

Compliance with a permit

(9) A person to whom a permit is issued shall comply with the permit.

LAWS OF OTHER JURISDICTIONS

Activities contrary to laws of other jurisdictions

Possession of species killed, captured etc. contrary to law in other jurisdiction

23 (1) No person shall possess a living or dead animal, plant or other organism, any part of a living or dead animal, plant or other organism or any thing derived from a living or dead animal, plant or other organism, if the thing possessed, or the animal, plant or other organism,

- (a) was killed, captured, taken, possessed, collected, transported, bought, sold, leased or traded contrary to a law that is described in subsection (3); or
- (b) was removed from another jurisdiction, contrary to a law of that jurisdiction that is described in subsection (3).

Purchase, sale etc, contrary to law in other jurisdiction

(2) No person shall buy, sell, lease, trade or offer to buy, sell, lease or trade a living or dead animal, plant or other organism, any part of a living or dead animal, plant or other organism, or any thing derived from a living or dead animal, plant or other organism, that has been transported into Ontario if, in the jurisdiction from which the animal, plant or other organism was originally exported, the purchase, sale, lease or trade would be contrary to a law of that jurisdiction that is described in subsection (3).

Applicable laws

(3) The laws referred to in subsections (1) and (2) are laws of another jurisdiction that protect animals, plants or other organisms that are identified as extirpated, endangered or threatened in that jurisdiction, or animals, plants or other organisms, however described, that are similarly at risk in that jurisdiction.

Defence

(4) A person shall not be convicted of an offence for contravening subsection (1) or (2) if the person establishes that the person honestly and reasonably believed that the law of the other jurisdiction,

- (a) did not prohibit the killing, capturing, taking, possessing, collecting, transporting, buying, selling, leasing or trading, as the case may be, of the thing that the person is alleged to have possessed or the animal, plant or other organism, in the case of a prosecution for contravening clause (1) (a);
- (b) did not prohibit the removal from the other jurisdiction of the thing that the person is alleged to have possessed or the animal, plant or other organism, in the case of a prosecution for contravening clause (1) (b); or
- (c) did not prohibit the purchase, sale, lease or trade, as the case may be, of the thing that the person is alleged to have bought, sold, leased, traded or offered to buy, sell, lease or trade, in the case of a prosecution for contravening subsection (2).

Interpretation

(5) Subsection 2 (3) applies, with necessary modifications, to the references in this section to animals, plants and other organisms.

CODES OF PRACTICE AND THE SPECIES CONSERVATION PROGRAM

Codes of practice, etc.

24 The Minister may establish codes of practice, standards or guidelines with respect to the protection and conservation of species that are listed on the Protected Species in Ontario List and their habitat.

Species Conservation Program

25 (1) The program known in English as the Species Conservation Program and in French as Programme de conservation des espèces is continued.

Purpose

(2) The purpose of the program is to promote protection and conservation activities that relate to species classified by COSSARO in a report submitted under section 12 or 13, including,

- (a) the preservation and rehabilitation of habitat, and the enhancement of other areas so that they can become habitat;
- (b) public education and outreach programs relating to conservation; and
- (c) other activities to assist in the protection and conservation of species.

Grants

(3) As part of the program, the Minister may make grants for the purpose described in subsection (2).

**PART IV
ENFORCEMENT**

PROVINCIAL OFFICERS

Production of identification

26 A provincial officer who is acting under this Act shall, on request, produce identification.

Power to require response to inquiries

27 (1) For the purposes of determining if a person is in compliance with this Act or the regulations, a provincial officer may, at any reasonable time and with any reasonable assistance, require the person, or any person employed by or providing services to the person, to respond to reasonable inquiries.

Same

(2) For the purposes of subsection (1), a provincial officer may make inquiries by any means of communication.

Production of document

(3) In requiring a person to respond to an inquiry under subsection (1), a provincial officer may require the production of any document or data, in any form, required to be kept under this Act and any other document or data, in any form, related to the purpose of the inquiry.

Records in electronic form

(4) If a record is retained in electronic form, a provincial officer may require that a copy of it be provided either on paper or electronically, or both.

Necessary force

28 A provincial officer may use whatever force is reasonably necessary to exercise any of their powers under this Act.

Incidental authority to pass through

29 A provincial officer who has the power to enter any land, building or other place under this Act, and any person authorized under this Act to accompany the provincial officer, may enter and pass through other private property for the purpose of reaching the land, building or other place.

Exemptions from Act, provincial officers

30 The Minister may, for the purpose of inspections and other law enforcement activities under this Act, exempt a provincial officer from the application of any provision of this Act, subject to such conditions as the Minister considers necessary and shall set out such exemptions in a designation made under subsection 5 (1).

Compliance with inspections, etc.**Obstruction**

31 (1) No person shall hinder or obstruct any provincial officer or any employee in or agent of the Ministry in the performance of their duties under this Act.

False information

(2) No person shall orally, in writing or electronically, give or submit false or misleading information in any statement, document or data, to any provincial officer, the Minister, the Ministry, any employee in or agent of the Ministry or any person involved in carrying out a program of the Ministry, in respect of any matter related to this Act or the regulations.

Same

(3) No person shall include false or misleading information in any document or data required to be created, stored or submitted under this Act or the regulations.

Refusal to provide information

(4) No person shall refuse to provide any provincial officer, the Minister, the Ministry or any employee in or agent of the Ministry with information required for the purposes of this Act or the regulations.

INSPECTIONS

Inspections to determine compliance

32 (1) A provincial officer may enter and inspect any land or other place without a warrant for the purpose of determining whether there is compliance with any of the following provisions:

1. Section 15, subsection 16 (1) or (2) or section 23.
2. Any provision of a permit.
3. Any provision of an order issued under section 36, 37, 38, 39 or 54.
4. Any provision of the regulations.

Dwellings

(2) Subsection (1) does not authorize the provincial officer to enter a building or part of a building that is being used as a dwelling.

Warrant; compliance with permits, orders

(3) On application without notice, a justice may issue a warrant authorizing a provincial officer to enter and inspect any land or other place, including a building or part of a building that is being used as a dwelling, if the justice is satisfied by information under oath that there are reasonable grounds to believe that,

- (a) an inspection under this section would assist in determining whether there is compliance with a provision referred to in subsection (1); and
- (b) entry has been refused or is likely to be refused.

Duration

(4) A warrant issued under subsection (3) is valid for 30 days or for such shorter period as may be specified in it.

Further warrants

(5) A justice may issue further warrants under subsection (3).

Time of entry

(6) An entry under this section shall be made at a time that is reasonable in view of any activity that is conducted on the land or in the place.

Powers during inspection

- (7) During an inspection under this section, the provincial officer may,
 - (a) be accompanied and assisted by any person authorized by the provincial officer;
 - (b) inspect any thing that is relevant to the inspection;
 - (c) use or cause to be used any computer or other device that contains or is able to retrieve information, for the purpose of examining information contained in or available to the computer or other device, and produce or cause to be produced a printout or other output from the computer or other device;
 - (d) conduct any tests, take any measurements, take any specimens or samples, set up any equipment and make any photographic or other records that may be relevant to the inspection; and
 - (e) ask questions that may be relevant to the inspection.

Provision of information

(8) A person shall, during an inspection under this section, provide information requested by the provincial officer that is relevant to the inspection.

Copies

(9) The provincial officer may make copies of any thing inspected or produced during the inspection.

Removal

(10) The provincial officer may remove any thing for the purpose of making copies or of further inspection, but the copying or further inspection shall be carried out with reasonable dispatch and any thing removed shall be returned promptly to the person from whom it was taken unless it is not reasonable for the person to expect the thing to be returned.

Inspection of vehicles, boats, aircraft

33 (1) A provincial officer may stop a vehicle, boat or aircraft if the officer has reasonable grounds to believe that stopping the vehicle, boat or aircraft would assist in determining whether there is compliance with any of the following provisions:

1. Section 15, subsection 16 (1) or (2) or section 23.
2. Any provision of a permit.
3. Any provision of an order issued under section 36, 37, 38, 39 or 54.
4. Any provision of the regulations.

Operator to stop

(2) On the provincial officer's signal to stop, the operator of the vehicle, boat or aircraft shall immediately stop and produce for inspection any thing requested by the officer that is relevant to the purpose for which the vehicle, boat or aircraft was stopped.

Stop signals

- (3) For the purpose of subsection (2), signals to stop include,
- (a) intermittent flashes of red light, in the case of a vehicle;
 - (b) intermittent flashes of blue light, in the case of a boat; and
 - (c) a hand signal to stop, in the case of a vehicle or boat.

Searches with respect to offences

34 (1) On application without notice, a justice may issue a warrant authorizing a provincial officer to use any investigative technique or procedure or to do any thing described in the warrant if the justice is satisfied by information under oath that there are reasonable grounds to believe that an offence under this Act has been or is being committed and that evidence concerning the offence will be obtained through the use of the technique or procedure or the doing of the thing.

Assistance

(2) The warrant may authorize any person specified in the warrant to accompany and assist the provincial officer in the execution of the warrant.

Warrant, authorized activities

(3) The warrant shall authorize the provincial officer to enter and search the building or other place for which the warrant was issued and, without limiting the powers of the justice under subsection (1), the warrant may, in respect of the alleged offence, authorize the provincial officer to conduct any tests, take any measurements, take any specimens or samples, set up any equipment, make any excavations and make any photographic or other records that may be relevant to the search.

Duration

(4) The warrant is valid for 30 days or for such shorter period as may be specified in it.

Further warrants

(5) A justice may issue further warrants under subsection (1).

Part VIII of the *Provincial Offences Act*

(6) Subsections (1) to (5) do not prevent a provincial officer from obtaining a search warrant under Part VIII of the *Provincial Offences Act*.

Searches without warrant

(7) If a provincial officer has reasonable grounds to believe that there is in a building or other place any thing that will afford evidence of an offence under this Act but that the time required to obtain a warrant would lead to the loss, removal or destruction of the evidence, the provincial officer may, without a warrant, enter and search the building or other place.

Dwellings

(8) Subsection (7) does not apply to a building or part of a building that is being used as a dwelling.

Computers, etc.

(9) A provincial officer who is conducting a search that is authorized by a warrant or by subsection (7) may, for the purpose of examining information contained in or available to any computer or other device that contains or is able to retrieve information, use or cause to be used the computer or other device and produce or cause to be produced a printout or other output from the computer or other device.

Seizure and forfeiture

35 (1) A provincial officer who is lawfully in a building or other place may, without a warrant, seize any thing that the officer has reasonable grounds to believe,

- (a) has been obtained by the commission of an offence under this Act;
- (b) has been used in the commission of an offence under this Act;
- (c) will afford evidence of the commission of an offence under this Act; or
- (d) is intermixed with a thing referred to in clause (a), (b) or (c).

Presence pursuant to warrant

(2) If the provincial officer is in the building or other place pursuant to a warrant, subsection (1) applies to any thing, whether or not it is specified in the warrant.

Safekeeping

(3) A provincial officer shall deliver any thing that they seize to a person authorized by the Minister for safekeeping.

Leaving with occupant

(4) Despite subsection (3), a provincial officer may leave a thing that they seize in the custody of the occupant of the building or other place in which it was seized.

Occupant to safeguard

(5) If any thing is left in the custody of an occupant under subsection (4), the occupant shall safeguard the thing until,

- (a) a provincial officer removes the thing;
- (b) the occupant is notified by a provincial officer that the investigation has concluded and that a charge will not be laid; or
- (c) the defendant is acquitted or the charge is dismissed or withdrawn, if a charge is laid and the charge is finally disposed of.

Thing taken before justice

(6) Subsections (3) and (4) do not apply to a thing that is required to be carried before a justice by a search warrant issued under Part VIII of the *Provincial Offences Act*.

Return of seized things

(7) Any thing seized and not forfeited under this section shall be returned to the person from whom it was seized if,

- (a) a charge is not laid at the conclusion of the investigation; or
- (b) a charge is laid but, when the charge is finally disposed of, the defendant is acquitted or the charge is dismissed or withdrawn.

Payment of fine

(8) If a person is convicted of an offence and a fine is imposed,

- (a) a thing seized in connection with the offence and not forfeited to the Crown in right of Ontario under this section shall not be returned until the fine has been paid; and
- (b) if payment of the fine is in default within the meaning of section 69 of the *Provincial Offences Act*, a justice may order that the thing be forfeited to the Crown in right of Ontario.

Forfeiture if identity unknown

(9) If the identity of the person from whom a thing was seized has not been ascertained within 30 days after the seizure, the thing is forfeited to the Crown in right of Ontario.

Forfeiture of dead animals, etc.

(10) Despite any order under Part VIII of the *Provincial Offences Act*, any dead animal, plant or other organism that is seized is forfeited to the Crown in right of Ontario if, in the opinion of the person who has custody of it, it is likely to spoil.

Forfeiture of live animals, etc.

(11) Despite any order under Part VIII of the *Provincial Offences Act*, any live animal, plant or other organism that is seized is forfeited to the Crown in right of Ontario if, in the opinion of the person who has custody of it, it cannot properly be maintained in custody.

Forfeiture on conviction

(12) If a person is convicted of an offence under this Act,

- (a) any animal, plant or other organism seized in connection with the offence, and any cage, shelter or other container seized in connection with the animal, plant or other organism, are forfeited to the Crown in right of Ontario; and
- (b) the justice may order that any other thing seized in connection with the offence be forfeited to the Crown in right of Ontario.

Application of subs. (12)

(13) Subsection (12) applies in addition to any other penalty.

Forfeiture if possession is an offence

(14) On motion in a proceeding under the *Provincial Offences Act*, or on application in accordance with the rules of court applicable to applications under that Act, a justice shall determine whether possession of a thing seized is an offence under this Act and, if it is, the justice shall order that the thing be forfeited to the Crown in right of Ontario.

Application of subs. (14)

(15) Subsection (14) applies whether or not a charge is laid in respect of the thing seized and, if a charge is laid, subsection (14) applies even if the defendant is acquitted or the charge is dismissed or withdrawn.

Disposition of forfeited thing

(16) A thing forfeited to the Crown in right of Ontario shall be disposed of in accordance with the directions of the Minister.

Application by person with interest

(17) If a thing is forfeited to the Crown in right of Ontario following a conviction under this Act, a person who claims an interest in the thing and who is not the person from whom the thing was seized or the person who was convicted may apply to a justice, not later than 30 days after the thing is forfeited, on notice to the Minister and to the person from whom the thing was seized, for an order directing that the thing be released to the person claiming the interest.

Conditions

(18) An order issued under subsection (17) is subject to such conditions as may be imposed by the justice.

Exception

(19) Subsections (17) and (18) do not apply to a thing forfeited under subsection (10) or (11).

Interpretation

(20) Subsection 2 (3) applies, with necessary modifications, to the references in this section to animals, plants and other organisms, and those references include references to any part of an animal, plant or other organism.

ORDERS

Mitigation order

36 (1) The Minister may issue an order described in subsection (2) to any of the following persons engaging in a section 16 activity, if the Minister has reasonable grounds to believe that the actions are necessary or advisable to mitigate any potential adverse effect on a species or its habitat resulting from the activity:

1. A person who holds a permit in respect of the activity.
2. A person who has registered the activity in the Registry.
3. A person to whom subsection 16 (1) or (2), as applicable, does not apply in respect of the activity.
4. Any other person prescribed by the Lieutenant Governor in Council.

Contents

(2) The order shall require a person mentioned in subsection (1) to take one or more of the following actions within the time and in the manner specified in the order:

1. Engage contractors or consultants satisfactory to the Minister or a provincial officer to prepare a plan or carry out requirements.
2. Secure, by means of locks, gates, fences, security guards or other means, any land, place, thing or species specified in the order.
3. Obtain, construct, install or modify the things, devices, equipment or facilities specified in the order at the locations and in the manner specified in the order.
4. Sample, test, measure, monitor or report in respect of a species specified in the order or its habitat, including describing the presence or status of the species or its habitat.

5. Prevent, mitigate, address or avoid any adverse effect on a species specified in the order or its habitat, including action to rehabilitate or restore any habitat damaged or destroyed or to provide for alternative habitat.
6. Study, monitor or report on any adverse effect on a species specified in the order or its habitat or the effectiveness of any of the requirements in the order to prevent, mitigate or remedy any adverse effect.
7. Any other action specified in the order necessary to mitigate any adverse effect on a species specified in the order or its habitat.

Information to be included in order

- (3) The order shall,
- (a) identify the species or habitat that the order relates to;
 - (b) briefly describe the reasons for the order and the circumstances on which the reasons are based, including the nature of the activity and the effect of the activity on the species or its habitat; and
 - (c) state that a hearing on the order may be required in accordance with Part V.

Habitat protection order

37 (1) The Minister may issue an order described in subsection (2) in either of the following circumstances:

1. A regulation made under clause 65 (1) (b) limits the definition of “habitat” in respect of a species and the Minister has reasonable grounds to believe that a person is engaging in or about to engage in an activity that results in or is likely to result in damage or destruction to an area that would otherwise be habitat for the species.
2. A species not listed on the Protected Species in Ontario List is classified in a report submitted under section 12 or 13 as extirpated, endangered or threatened and the Minister has reasonable grounds to believe that a person is engaging in or about to engage in an activity that results in or is likely to result in damage to or destruction of the species’ habitat.

Contents of order

(2) The order shall require a person mentioned in subsection (1) to take one or more of the following actions within the time and in the manner specified in the order:

1. If the activity has not commenced, do not engage in the activity.
2. Stop engaging in the activity.
3. Engage in the activity in accordance with directions set out in the order.
4. Take steps set out in the order to rehabilitate or restore any area damaged or destroyed by the activity or to provide for alternative habitat.

Information to be included in order

- (3) The order shall,
- (a) identify the species and habitat that the order relates to;
 - (b) briefly describe the nature of the activity and the important features of the area affected by the activity; and
 - (c) state that a hearing on the order may be required in accordance with Part V.

Species Protection Order

38 (1) If the Minister receives a report from COSSARO classifying a species as extirpated, endangered or threatened and the species is not listed on the Protected Species in Ontario List, the Minister may issue an order described in subsection (2) if the Minister has reasonable grounds to believe that a person is engaging in or about to engage in an activity that results in or is likely to result in a significant adverse effect on the species.

Contents of order

(2) The order shall require a person mentioned in subsection (1) to take one or more of the following actions within the time and in the manner specified in the order:

1. If the activity has not commenced, do not engage in the activity.
2. Stop engaging in the activity.
3. Engage in the activity in accordance with directions set out in the order.
4. Take steps set out in the order to address the significant adverse effect of the activity on the species.

Information to be included in order

- (3) The order shall,

- (a) identify the species to which the order relates;
- (b) briefly describe the nature of the activity and the significant adverse effect of the activity on the species; and
- (c) state that a hearing on the order may be required in accordance with Part V.

Contravention order

39 (1) A provincial officer may issue an order requiring a person to take one or more of the actions set out in subsection (2) within the time and in the manner specified in the order if the provincial officer has reasonable grounds to believe that the person is engaging in, previously engaged in or is about to engage in an activity that results in or is likely to result in a contravention of any of the following provisions:

- 1. Section 15, subsection 16 (1) or (2) or section 23.
- 2. Subsection 22 (9) in respect of any provision of a permit.
- 3. Section 41 in respect of any provision of an order issued under section 36, 37 or 38.
- 4. Subsection 54 (2) in respect of any provision of an order issued under subsection 54 (1).
- 5. Any provision of the regulations.

Contents

(2) The following are the actions mentioned in subsection (1):

- 1. Stop engaging in or not engage in the activity.
- 2. Take steps to prevent, mitigate, address or avoid any adverse effect of the activity on the species specified in the order.
- 3. Take steps to rehabilitate or restore any area damaged or destroyed by the activity or to provide for alternative habitat.
- 4. Engage contractors or consultants satisfactory to the provincial officer to prepare a plan or carry out requirements.
- 5. Secure, by means of locks, gates, fences, security guards or other means any land, place, thing or species specified in the order.
- 6. Obtain, construct, install or modify the things, devices, equipment or facilities specified in the order at the locations and in the manner specified in the order.
- 7. Sample, test, measure, monitor or report in respect of a species specified in the order or its habitat, including, describing the presence or status of the species or its habitat.
- 8. Take all steps necessary to achieve compliance with the provision.
- 9. Prevent the commission, continuation or repetition of the contravention.

Information to be included in order

(3) The order shall,

- (a) specify the provision that the provincial officer believes is being, has been or may be contravened;
- (b) identify the species or habitat that the order relates to;
- (c) briefly describe the nature of the contravention and its location; and
- (d) state that a hearing on the order may be required in accordance with Part V.

Service of orders

40 (1) An order issued under subsection 19 (2) or section 36, 37, 38 or 39 shall be served,

- (a) personally;
- (b) by mail addressed to the person to whom the order is issued at the person's last known address;
- (c) in the case of an order issued under subsection 19 (2), by filing a copy of the order on the Registry in accordance with section 20; or
- (d) in accordance with the regulations, if any.

Mail

(2) An order served by mail shall be deemed to have been served on the fifth day after the day of mailing, unless the person served establishes that the person did not, acting in good faith, through absence, accident, illness or other cause beyond the person's control, receive the order until a later date.

Effective date

(3) An order mentioned in subsection (1) takes effect when it is served, or at such later time as is specified in the order.

Compliance with orders

41 (1) A person who is served with an order under section 40 shall comply with the order.

Exception

(2) Subsection (1) does not apply in respect of an order issued under subsection 19 (2).

**PART V
APPEALS**

Appeal of permit or order

42 (1) A person may require a hearing by the Tribunal if,

- (a) the Minister takes an action set out in subsection 22 (1) or (7) in respect of a permit issued to the person; or
- (b) the Minister or a provincial officer issues an order under subsection 19 (2) or section 36, 37, 38 or 39 to the person or amends such an order.

Same

(2) The person may require the hearing by written notice served on the Minister or provincial officer, as applicable, and on the Tribunal, within 15 days after the action in respect of the permit is taken or the person is served with the order.

Failure or refusal to issue, etc.

(3) Failure or refusal to issue, amend or revoke an order is not itself an order.

Extension of time for requiring hearing

43 The Tribunal shall extend the time in which a person may give a notice under subsection 42 (2) requiring a hearing if, in the Tribunal's opinion, it is just to do so because the person establishes that they, acting in good faith, did not receive notice of the permit or order or received it on a later date because of a reason beyond the person's control, including absence, accident, disability or illness.

Contents of notice requiring hearing

44 (1) An applicant for a hearing by the Tribunal shall state in the notice requiring the hearing,

- (a) the portions of the permit or order in respect of which the hearing is required; and
- (b) the grounds on which the applicant intends to rely at the hearing.

Effect of contents of notice

(2) Except with leave of the Tribunal, at a hearing by the Tribunal, an applicant is not entitled to appeal a portion of the permit or order, or to rely on a ground, that is not stated in the applicant's notice requiring the hearing.

Leave by Tribunal

(3) The Tribunal may grant the leave referred to in subsection (2) if the Tribunal is of the opinion that to do so is proper in the circumstances, and it may give such directions as it considers proper consequent on the granting of the leave.

No stay on appeal

45 (1) The commencement of a proceeding before the Tribunal does not stay the operation of the portions of a permit or order under appeal unless the Tribunal orders otherwise.

Tribunal may grant stay

(2) The Tribunal may, on the application of a party to a proceeding before it, stay the operation of the portions of a permit or order described in subsection (1).

Right to apply to remove stay: new circumstances

(3) A party to a proceeding may apply for the removal of a stay that was granted under subsection (2) if relevant circumstances have changed or have become known to the party since the stay was granted, and the Tribunal may grant the application.

Right to apply to remove stay: new party

(4) A person who is made a party to a proceeding after a stay is granted under subsection (2) may, at the time the person is made a party, apply for the removal of the stay, and the Tribunal may grant the application.

Parties

46 The following persons are parties to the proceeding:

1. The person requiring the hearing.
2. The provincial officer, if the officer issued the order being appealed.
3. The Minister, if the Minister issued the permit or order being appealed.
4. Any other person specified by the Tribunal.

Powers of Tribunal

47 A hearing by the Tribunal shall be a new hearing and the Tribunal may confirm, amend or revoke the action of the Minister or provincial officer that is the subject matter of the hearing and, for such purposes, the Tribunal may substitute its opinion for that of the Minister or provincial officer, as applicable.

Appeals from Tribunal

48 (1) Any party to a hearing before the Tribunal under this Act may appeal from its decision on a question of law to the Divisional Court, with leave of the Divisional Court, in accordance with the rules of court.

Decision of Tribunal not automatically stayed on appeal

(2) An appeal of a decision of the Tribunal to the Divisional Court under this section does not stay the operation of the decision, unless the Tribunal orders otherwise.

Divisional Court may grant or set aside stay

- (3) If a decision of the Tribunal is appealed to the Divisional Court under this section, the Divisional Court may,
- (a) stay the operation of the decision; or
 - (b) set aside a stay ordered by the Tribunal under subsection (2).

PART VI OFFENCES AND PENALTIES

Offences

49 (1) A person is guilty of an offence if the person contravenes any of the following provisions:

1. Section 15, subsection 16 (1) or (2), 18 (3), 22 (9), 23 (1) or (2), section 31, subsection 33 (2), section 41 or subsection 54 (2).
2. Any provision of the regulations.

Attempts

(2) A person who attempts to do anything that would be an offence under this Act is guilty of that offence.

Corporations

50 If a corporation commits an offence under this Act, an officer, director, employee or agent of the corporation who directed, authorized, assented to, acquiesced in or participated in the commission of the offence is party to and guilty of the offence and is liable on conviction to the punishment provided for the offence, whether or not the corporation has been prosecuted for the offence.

Employers and principals

51 In a prosecution for an offence under this Act, it is sufficient proof of the offence to establish that it was committed by an employee or agent of the defendant acting in the course of employment or agency, whether or not the employee or agent is identified or has been prosecuted for the offence, unless the defendant establishes that,

- (a) the offence was committed without the knowledge of the defendant; and
- (b) the offence was committed without the consent of the defendant.

Defence

52 A person shall not be convicted of an offence under this Act if the person establishes that,

- (a) the person exercised all due diligence to prevent the commission of the offence; or
- (b) the person honestly and reasonably believed in the existence of facts that, if true, would render the person's conduct innocent.

Penalties

53 (1) A person convicted of an offence under this Act is liable,

- (a) in the case of a first offence under this Act,

- (i) to a fine of not more than \$1,000,000, in the case of a corporation, or
- (ii) to a fine of not more than \$250,000 or to imprisonment for a term of not more than one year, or to both, in the case of any other person; and
- (b) in the case of a second or subsequent offence under this Act,
 - (i) to a fine of not more than \$2,000,000, in the case of a corporation, or
 - (ii) to a fine of not more than \$500,000 or to imprisonment for a term of not more than one year, or to both, in the case of any other person.

More than one animal, plant, etc.

(2) Despite subsection (1), if an offence involves more than one animal, plant or other organism, the maximum fine that may be imposed is the amount that would otherwise apply under subsection (1), multiplied by the number of animals, plants and other organisms that are involved.

Monetary benefit

(3) The court that convicts a person of an offence under this Act, in addition to any other penalty imposed by the court, may increase a fine imposed on the person by an amount equal to the amount of the monetary benefit that was acquired by or that accrued to the person as a result of the commission of the offence, despite the maximum fine specified in subsection (1) or (2).

Order for compliance

54 (1) The court that convicts a person of an offence under this Act may, in addition to imposing a fine or imprisonment, issue any of the following orders against the person:

1. An order not to engage in any activity that could, in the opinion of the court, result in the continuation or repetition of the offence.
2. An order to take any action that the court considers appropriate to remedy or avoid any adverse effect to a species that resulted or may result from the commission of the offence, including action to rehabilitate or restore habitat damaged or destroyed by the offence or to provide for alternative habitat.
3. An order to pay the Government of Ontario or any other person for all or part of any costs incurred to remedy or avoid any adverse effect to a species that resulted or may result from the commission of the offence, including action to rehabilitate or restore habitat damaged or destroyed by the offence or to provide for alternative habitat.
4. An order to pay any person an amount for the purpose of assisting in the protection or conservation of the species in respect of which the offence was committed.
5. An order to take such other steps as are specified in the order to comply with this Act.
6. An order to pay all or part of any expenses incurred by the Minister or any other person with respect to the seizure, storage or disposition of any thing seized in connection with the offence.

Compliance with order

(2) A person shall comply with an order issued under this section.

Failure to comply

(3) If a person fails to comply with an order to take action under paragraph 2 of subsection (1), the Minister may take such action as the Minister considers appropriate to implement the order, and any cost or expense incurred by the Minister is a debt due to the Crown in right of Ontario and may be recovered by the Minister in a court of competent jurisdiction in an action against the person.

Presiding judge

55 The Crown in right of Ontario may, by notice to the clerk of the Ontario Court of Justice, require that a provincial judge preside over a prosecution for an offence under this Act.

Limitation period

56 A prosecution for an offence under this Act shall not be commenced more than five years after the offence was committed.

Similar species

57 In a prosecution under this Act,

- (a) a living or dead animal, plant or other organism that is not easily distinguishable from a member of a species that is listed on the Protected Species in Ontario List is deemed, in the absence of evidence to the contrary, to be a member of that species; and

- (b) a part of a living or dead animal, plant or other organism that is not easily distinguishable from a part of a member of a species that is listed on the Protected Species in Ontario List is deemed, in the absence of evidence to the contrary, to be a part of a member of that species.

Proof of inspected or seized things

58 In a prosecution under this Act, a copy of a document or other thing purporting to be certified by a provincial officer as a true copy of a document or other thing inspected or seized under this Act or Part VIII of the *Provincial Offences Act* is admissible in evidence as proof, in the absence of evidence to the contrary, of the document or other thing.

Evidence of documents

59 (1) In this section,

“official document” means,

- (a) a permit, order, notice or confirmation of registration under this Act,
- (b) a certificate as to service of a document mentioned in clause (a),
- (c) a certificate as to the custody of any book, record or report or as to the custody of any other document, or
- (d) a certificate as to whether or not any document or notification was received or issued by the Minister or the Ministry under this Act.

Official documents as evidence

(2) An official document that purports to be signed by the Minister or an employee in the Ministry shall be received in evidence in any proceeding as proof, in the absence of evidence to the contrary, of the facts stated in the official document without proof of the signature or position of the person appearing to have signed the official document.

PART VII MISCELLANEOUS

Information for public

60 (1) The Minister shall ensure that the following information is made available to the public:

- 1. General information about this Act and the regulations.
- 2. The most recent information that the Minister has received from COSSARO under subsection 10 (3).
- 3. All reports submitted to the Minister by COSSARO under sections 12 and 13.
- 4. General information about the enforcement of this Act.

Publication of COSSARO reports

(2) COSSARO reports that are required to be made available to the public under paragraph 3 of subsection (1) shall be made available no later than 90 days after the report is submitted.

Information that could lead to contravention

61 Nothing in this Act requires the Minister to make information available to the public or otherwise disclose information if doing so could reasonably be expected to lead to a contravention of section 15, subsection 16 (1) or (2) or 23 (1) or (2).

Personal information

62 The Ministry may, for the purposes of this Act, collect personal information within the meaning of section 38 of the *Freedom of Information and Protection of Privacy Act*.

Incorporation by reference

63 (1) A regulation may incorporate, in whole or in part and with such changes as the Minister or the Lieutenant Governor in Council considers necessary, a document, including a code, formula, standard, protocol, procedure or guideline, as the document may be amended or remade from time to time.

Same

(2) An amendment to a document referred to in subsection (1), or a remade version of such a document, has no effect until the Ministry publishes notice of the amendment or remade document in *The Ontario Gazette* or in the registry under the *Environmental Bill of Rights, 1993*.

Regulations

64 (1) The Minister may make regulations,

- (a) prescribing anything that is referred to in this Act as prescribed or as otherwise dealt with in the regulations, other than by the Lieutenant Governor in Council;

- (b) prescribing section 16 activities for the purposes of subsection 16 (2);
- (c) governing the establishment, operation and maintenance of the Registry, including,
 - (i) governing registrations, including requiring electronic registrations, and procedures for registering, which may include designating a person responsible for establishing procedures,
 - (ii) governing the maintenance of registrations and prescribing any information, reports, records or documents to be included in registrations,
 - (iii) prescribing the timing and requirements relating to periodic updating of registrations,
 - (iv) governing registrable activities,
 - (v) requiring persons with qualifications specified in the regulations to provide certifications as part of registrations,
 - (vi) governing certifications mentioned in subclause (v),
 - (vii) governing the suspension or removal of registrations,
 - (viii) governing requirements for financial assurance and methods of calculating financial assurance in respect of registrable activities and prescribing measures for which financial assurance may be required,
 - (ix) requiring persons prescribed by the regulations to carry insurance, specifying the insurance that is required to be carried and specifying limits and conditions respecting insurance coverage;
- (d) requiring persons who have been issued an instrument under this Act or any other specified persons to prepare, store and submit prescribed documents, information, data or reports and respecting the methods of creating, storing and submitting them;
- (e) providing for the preparation and signing of documents and reports by electronic means, the filing of documents and reports by direct electronic transmission and the printing of documents and reports filed by direct electronic transmission.

Same, permit activities

(2) Without limiting the generality of clause (1) (b), a regulation made under that clause may describe a prescribed section 16 activity in terms of,

- (a) the species affected by the activity;
- (b) the geographic area of the activity;
- (c) the temporal nature of the activity, for example prescribing an activity in respect of a particular time of day or year;
- (d) the purpose of the activity;
- (e) the stage in the development of a species affected by the activity;
- (f) the persons or class of persons engaging in the activity; or
- (g) the circumstances in which the activity is engaged.

Regulations, Lieutenant Governor in Council

65 (1) The Lieutenant Governor in Council may make regulations,

- (a) prescribing anything that is referred to in this Act as prescribed or as otherwise dealt with in the regulations made by the Lieutenant Governor in Council;
- (b) limiting the application of “habitat” as defined in subsection 2 (1) in respect of one or more specified species that are listed on the Protected Species in Ontario List;
- (c) defining “adverse effect”, “alternative habitat”, “in the wild”, “significant adverse effect” and “site” for the purposes of this Act;
- (d) governing any transitional matters that may arise in connection with the application of this Act or the regulations;
- (e) respecting any matter that the Lieutenant Governor in Council considers advisable to effectively carry out the purpose of this Act other than a matter mentioned in section 64.

Same, excepted registerable activities

(2) Without limiting the generality of clause (1) (a), a regulation made under that clause for the purposes of paragraph 4 of subsection 16 (3) may,

- (a) describe a prescribed section 16 activity in terms of,
 - (i) the species affected by the activity,

- (ii) the geographic area of the activity,
 - (iii) the temporal nature of the activity, for example prescribing an activity in respect of a particular time of day or year,
 - (iv) the purpose of the activity,
 - (v) the stage in the development of a species affected by the activity,
 - (vi) the persons or class of persons engaging in the activity, or
 - (vii) the circumstances in which the activity is engaged; and
- (b) in the case of a permit activity,
- (i) prescribe conditions requiring the activity to be registered in the Registry in accordance with the regulations, and
 - (ii) prescribe provisions of this Act and the regulations that would not otherwise apply in respect of the permit activity to apply.

PART VIII TRANSITION

Agency under the *Endangered Species Act, 2007*

Continued immunity of Crown

66 (1) For greater certainty, subsections 20.18 (1) to (3) of the *Endangered Species Act, 2007* continue to apply in respect of any act or omission of the Agency or its officers, directors or employees done under the authority of that Act before its repeal.

Unpaid judgments against Agency

(2) The Minister of Finance shall pay from the Consolidated Revenue Fund the amount of any judgement against the Agency that remains unpaid after the day the *Endangered Species Act, 2007* is repealed.

Species Conservation Account

(3) Amounts not exceeding the balance in the Species Conservation Account established under the *Endangered Species Act, 2007* may be charged to the account and paid out of the Consolidated Revenue Fund for the purpose of funding activities that further the purposes of this Act.

Definitions

(4) In this section,

“Agency” and “Fund” have the same meaning as in subsection 2 (1) of the *Endangered Species Act, 2007*, as that subsection read immediately before it was repealed.

Transitional regulations

67 (1) The Lieutenant Governor in Council may make regulations governing any transitional matters that may arise from the enactment of this Act or the repeal of any provision of the *Endangered Species Act, 2007*, including,

- (a) governing proceedings commenced but not finally disposed of under the *Endangered Species Act, 2007*, including providing for their termination;
- (b) providing for the continued application, on a transitional basis, of any provision of the *Endangered Species Act, 2007* or any provision of a regulation that is revoked by this Act, as the provision read immediately before its repeal or revocation, with such modifications as may be specified.

Same

(2) In the event of a conflict between a regulation made under subsection (1) and this Act, the regulation prevails to the extent of the conflict.

PART IX REPEAL, REVOCATIONS, COMMENCEMENT AND SHORT TITLE

Endangered Species Act, 2007

68 The *Endangered Species Act, 2007* is repealed.

Revocations

69 The following regulations are revoked:

1. Ontario Regulation 230/08.
2. Ontario Regulation 242/08.
3. Ontario Regulation 651/21.

4. Ontario Regulation 656/21.
5. Ontario Regulation 829/21.
6. Ontario Regulation 830/21.
7. Ontario Regulation 832/21.
8. Ontario Regulation 6/24.

Commencement

70 The Act set out in this Schedule comes into force on a day to be named by order of the Lieutenant Governor in Council.

Short title

71 The short title of the Act set out in this Schedule is the *Species Conservation Act, 2025*.

Proposed Amendments to the Ontario Heritage Act, Schedule 7 of the Protect Ontario by Unleashing our Economy Act, 2025

ERO (Environmental Registry of Ontario) number	025-0418
Notice type	Act
Act	Ontario Heritage Act, R.S.O. 1990
Posted by	Ministry of Citizenship and Multiculturalism
Notice stage	Proposal
Proposal posted	April 17, 2025
Comment period	April 17, 2025 - May 17, 2025 (30 days) Open
Last updated	April 17, 2025

This consultation closes at 11:59 p.m. on:

May 17, 2025

Proposal summary

A proposal to make legislative amendments to the *Ontario Heritage Act* to provide new and modified tools to improve enforcement and compliance and allow for exemptions to archaeological requirements where it could potentially advance a provincial priority.

Proposal details

Schedule 7 of the proposed *Protect Ontario by Unleashing our Economy Act, 2025*, proposes legislative amendments to the *Ontario Heritage Act* (OHA) to update enforcement and compliance with respect to the protection of artifacts and archaeological sites. The schedule also includes a proposed amendment that would allow for the exemption from archaeological requirements where it could potentially advance specified provincial priorities. Further details about the proposed changes are outlined below.

Exemption for property

- The proposed amendments, if passed, would authorize the Lieutenant Governor in Council to exempt property from:
 - any requirements in Part VI (six) of the OHA (Ontario Heritage Act) or in regulation related to Part VI (six) of the OHA (Ontario Heritage Act); or
 - a requirement to conduct an archaeological assessment set out in any other Act or regulation, or instrument under any other Act, other than a provision of the *Funeral, Burial and Cremation Services Act, 2002* or a regulation or instrument made under that Act

if in the opinion of the Lieutenant Governor in Council the exemption could advance the following provincial priorities: transit, housing, health and long-term care, other infrastructure or such other priorities as may be prescribed.

- The amendments would include an authority to establish, in regulation, criteria that must be met for a property to be eligible for an exemption. Examples of where a property might not be considered for an exemption could include: former Indian Residential School sites, burials and significant archaeological sites. MCM (Ministry of Citizenship and Multiculturalism) plans to consult separately on potential criteria for exemptions
- A related immunity provision is also contained within the proposed exemption authority

Expanding existing inspection authorities

- Currently under the OHA (Ontario Heritage Act), inspection powers are limited to inspecting those individuals who hold an archaeological licence under the OHA (Ontario Heritage Act), properties on which they are conducting or have conducted an archaeological assessment, laboratories at which artifacts are analysed, licensees' storage buildings and structures or their professional offices
- The proposed amendments, if passed, would allow the Minister to direct an inspection for the purpose of assessing whether any artifacts or archaeological sites are on any land, or land under water

Establishing an authority for the Minister to order that an archaeological assessment be undertaken

- The OHA (Ontario Heritage Act) does not currently provide the Minister an authority to order an archaeological assessment be undertaken
- The proposed amendments, if passed, would enable the Minister to direct that no person shall alter or remove an artifact or any other physical evidence of past human use or activity until a licensed archaeologist has completed an archaeological assessment and provided a report confirming that any archaeological sites that may have been found are of no further cultural heritage value or interest

Enhancing powers to seize and direct artifacts and archaeological collections

- The proposed amendments, if passed, would enhance the Minister's existing authority to seize artifacts from licensees in contravention of their licence or a person who is not a licensed archaeologist where they are in possession of artifacts. This would include expanding the Minister's authority to seize and direct artifacts to include archaeological collections
- The proposed amendments, if passed, would also establish the authority for the Minister to direct artifacts and archaeological collections be deposited with public institutions or Indigenous communities

Authorizing investigations

- The OHA (Ontario Heritage Act) does not currently provide for investigative powers. To-date, investigations have relied on authorities within the *Provincial Offences Act* (POA)
- The proposed amendments, if passed, would add explicit investigative powers. The ability to authorize investigations under the OHA (Ontario Heritage Act) would include:
 - Minister's authority to appoint investigators
 - Ability for investigators to obtain a search warrant and conduct investigations for the purpose of investigating offences or potential offences committed under the OHA (Ontario Heritage Act)
 - Details of the investigators' powers

- Authorization of searches in exigent circumstances and mandatory production orders for documents or data that may provide evidence of an offence

Setting out a limitations period

- As the OHA (Ontario Heritage Act) does not currently provide an express limitation period, the current default limitation period under the POA (Provincial Offences Act.) is six months after the date on which the offence was, or is alleged to have been, committed
- The proposed amendments, if passed, would set out a two-year limitation period from when the offence first comes to the attention of a provincial offences officer appointed under the POA (Provincial Offences Act.)
- The limitations period would apply to any offence under the OHA (Ontario Heritage Act)

Orders to prevent damages

- The proposed amendments, if passed, would authorize court orders to prevent, eliminate or ameliorate damage connected to the commission of an offence

Compensation

- The proposed OHA (Ontario Heritage Act) amendments specify that certain instruments, including regulations and orders made by the Lieutenant Governor in Council, do not entitle persons to compensation

Regulation making authority related to definitions

- The proposed amendments, if passed, would allow for the terms “archaeological collection” and “public institution” to be defined in regulation
- MCM (Ministry of Citizenship and Multiculturalism) plans to consult separately on proposed definitions for these terms

Regulatory Impact Assessment

If passed, the proposed amendments to the *Ontario Heritage Act* resulting from Schedule 7 of the *Protect Ontario by Unleashing our Economy Act, 2025* would provide enabling authorities assigned to the Minister or Lieutenant Governor in Council. Work is currently underway to analyze possible compliance costs and savings for licenced consultant archaeologists, who are regulated entities under the OHA (Ontario Heritage Act), and for other impacted stakeholders and individuals that may result from this proposal. To inform this analysis, we encourage you to provide your feedback.

Related links

Bill 5, Protect Ontario by Unleashing our Economy Act, 2025
(<https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-5>)

Ontario Heritage Act (<https://www.ontario.ca/laws/statute/90o18>)

Related ERO (Environmental Registry of Ontario) notices

Special Economic Zones Act, 2025 (/notice/025-0391)

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Heritage Policy and Programs
400 University Ave
5th Floor
Toronto, ON
M7A 2R9
Canada

Supporting materials

Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)

Submit by mail
Heritage Consultation

Connect with us

Contact
Heritage Consultation

 heritage.consultation@ontario.ca

Proposed amendments to the Mining Act 1990, Electricity Act 1998, and Ontario Energy Board Act 1998, to protect Ontario's Economy and Build a More Prosperous Ontario.

ERO (Environmental Registry of Ontario) number	025-0409
Notice type	Act
Act	Mining Act, R.S.O. 1990
Posted by	Ministry of Energy and Mines
Notice stage	Proposal
Proposal posted	April 17, 2025
Comment period	April 17, 2025 - May 17, 2025 (30 days) Open
Last updated	April 17, 2025

This consultation closes at 11:59 p.m. on:
May 17, 2025

Proposal summary

We are proposing changes to the *Mining Act, 1990* to protect the strategic national mineral supply chain and to streamline the permitting process for designated mining projects. Additionally proposed changes to the *Electricity Act, 1998* and *Ontario Energy Board Act, 1998* aim to limit foreign participation in the energy sector.

Proposal details

MEM is seeking feedback on legislative and regulatory amendments to the *Mining Act, 1990*, *Electricity Act, 1998* and *Ontario Energy Board Act, 1998* through Bill 2, Protect Ontario by Unleashing Our Economy Act, 2025. This Bill if passed, would make several amendments to these Acts including legislating a new One Project, One Process (1P1P) approach intended to reduce

government review time for designated mine projects that require permits and authorizations from multiple ministries, legislating new authorities to help secure strategic national mineral supply chains, and creating regulation-making authority limiting foreign jurisdiction's participation in Ontario's energy sector. More details on each of these initiatives follows.

1. Legislating a One Project, One Process (1P1P) Approach for Mine Permitting

This proposal, if passed, would enshrine in legislation a new process for the coordination of permitting for designated mine projects, moving from a state where mining proponents engage with multiple permitting ministries and Indigenous communities on each activity separately and in isolation, towards an integrated and coordinated approach where the whole project would be considered by ministries in parallel with dedicated project management support.

Key elements of the proposed legislative changes for the 1P1P approach include:

- Granting the Minister of Energy and Mines the authority to establish a Mine Authorization and Permitting Delivery Team (MAPDT) for mine projects to be designated by the Minister.
 - Granting the Deputy Minister of Energy and Mines the authority to appoint a Team Lead for each MAPDT.
 - Requiring the MAPDT to work with the proponent once all required information has been submitted to prepare an integrated authorization and permitting plan, and to coordinate the application, review, and decision-making processes among ministries to expedite the application, review and decision making processes for the permits and authorizations specified in the plan.
 - Establishing regulation-making authority for the Lieutenant Governor in Council (LGIC) to prescribe service standards to be met by any ministry under any Act for permits and authorizations specified in the plan.
 - Such regulations may specify whether a proponent is entitled to the refund of any fees for failure to meet those service standards, as may be prescribed.
 - Any service standards prescribed by the LGIC would not apply to the time required for:

- any efforts by the Crown to fulfil the duty to consult with Aboriginal communities after the consultation has commenced
 - the proponent to complete its application and satisfy requirements,
 - the time to complete the environmental assessment requirements; and
 - land disposition requirements or processes under the Mining Act and any other Act.
- In addition to the proposed legislative changes, the Deputy Minister of MEM would set out criteria for the activities of the MAPDTs to ensure dedicated support for designated mining projects.

MEM would also proceed with establishing regular tracking, monitoring, and reporting of any applicable service standards for mine development permits and authorizations.

Mining projects in Ontario are regulated by several ministries, each dealing with different permits or authorizations separately. This means that both project proponents and Indigenous communities may go through multiple, repetitive processes on a permit by permit basis. The new proposal aims to streamline these processes, reducing duplication and delays by taking a project level approach.

There are no anticipated environmental impacts resulting from the proposed changes to the *Mining Act, 1990*. If the proposed change is passed, proponents would continue to be subject to the requirements as outlined under the *Mining Act* framework, which includes the Mine Rehabilitation Code. Proponents would also continue to be subject to the requirements as set out by the other permitting ministries.

2. Limiting Foreign Jurisdictions' Participation in Ontario's Economy

Initiatives have been proposed by MEM and partner ministries to secure Ontario's economy from threats by foreign antagonists, including protecting the energy sector against risks of malware, manipulation, tampering, extortion, surveillance, rate payer harms, and other prospective threats directly or by extension from a foreign state-owned enterprise, as well as the mining sector and protecting the strategic national mineral supply chain.

Protecting the Strategic National Mineral Supply Chain

MEM proposes to make legislative changes to the *Mining Act, 1990* that, if passed, would introduce new tools to allow Ontario to take action to protect the strategic national mineral supply chain. The proposed changes include:

- Amending the purpose of the *Mining Act, 1990* to refer to the protection of Ontario's economy.
- Providing the Minister with the authority to suspend or shut down all or some functions of the MLAS where desirable to protect the strategic national mineral supply chain.
 - The Minister would consider any risk assessment provided by the Ministry of the Solicitor General, the economic interests of Ontario, and any prescribed factors in making these decisions.
- Allowing the Minister to make an order in respect of the following, if in the opinion of the Minister it is desirable to protect the strategic national mineral supply chain:
 - Suspend, restrict, or terminate MLAS accounts and prospector's licenses.
 - Prohibit a person from registering as a user on MLAS or obtaining a prospector's license.
 - Deny a lease issuance.
 - Subject to the prior Lieutenant Governor in Council approval, cancel or revoke unpatented mining claims or licenses of occupation, and terminate leases.
 - In making an order, the Minister would consider any risk assessment provided by the Ministry of the Solicitor General, the economic interests of Ontario, and any prescribed factors in making these decisions.

We are proposing these changes to protect Ontario's mineral resources and the strategic national mineral supply chain.

There are no anticipated environmental impacts as a result of these proposed changes to the *Mining Act, 1990*.

Limiting Foreign Jurisdictions' Participation in Ontario's Energy Sector

MEM is additionally proposing legislative amendments, under the *Electricity Act, 1998* and the *Ontario Energy Board Act, 1998* to:

- Establish regulation-making authority to enable MEM to limit the participation of foreign jurisdictions in Ontario's electricity sector (i.e.,

specifically as it relates to foreign equipment, systems, services, facilities or technologies). In addition, MEM proposes legislative updates to the Minister's directive making authority to align with this approach.

- This approach would allow the government to achieve its commitment to keep the province's energy supply safe and secure by limiting the involvement of foreign antagonists in Ontario's electricity sector as deemed appropriate by the government. In addition, this proposal would enable a mechanism to respond to future trade restrictions imposed by other countries which target the Canadian/Ontario economy.
- MEM currently has authority to direct on matters relating to electricity procurement, but the proposal for these new authorities would formalize the government's ability to outline specific parameters pertaining to the country, region or territory of origin and their abilities to participate in Ontario's electricity sector. Note: With respect to resource procurements, MEM's proposal to limit foreign participation in the energy sector would focus on future resource procurement activities not processes already launched, awarded and being implemented.
- Success of this proposal would be directly monitored through future electricity procurement processes launched via IESO and other energy sector entities.

MEM's proposal would allow the government to achieve its commitment to keep the province's energy supply safe and secure by limiting participation or components from companies or entities from specific countries (or foreign state-owned enterprises) in Ontario's energy sector (i.e., to protect against risks of malware, manipulation, tampering, extortion, surveillance, rate payer harms and other prospective threats directly or by extension from a foreign state-owned enterprise).

There are no anticipated environmental impacts as a result of these proposed administrative changes to the *Electricity Act, 1998* or the *Ontario Energy Board Act, 1998*.

Anticipated Results:

The Ministry anticipates this will lead to a clearer, more streamlined process for mining project proponents and ensure greater security over Ontario's resources.

Regulatory impact analysis/statement (mandatory for Regulations)

Legislating a One Project, One Process (1P1P) Approach for Mine Permitting

It is not anticipated that this proposal will have regulatory impacts as it provides the authority for MEM to establish MAPDT and does not create new impacts on business. Upon issuing any new regulations associated with this proposed amendment, further regulatory impact assessments would be undertaken.

Protecting Mining Industry from Foreign Antagonists

It is not anticipated that this proposal will have regulatory impacts on the mining sector or the general public in this stage of the proposal.

Immediate outcomes of this proposal include acting, if desirable, to protect the strategic national mineral supply chain.

Limiting Foreign Jurisdictions' Participation in Ontario's Economy

It is not anticipated that this proposal will have regulatory impacts on the sector or the general public in this stage of the proposal. Upon issuing new regulations and/or Minister's Directives associated with this amendment, further regulatory impact assessments would be undertaken.

Immediate outcomes of this proposal include solidifying MEM's authority to provide direction to the energy sector at a future date related to foreign participation in energy procurements.

Supporting materials


View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.


Get in touch with the office listed below to find out if materials are available.

Ministry of Energy and Mines, Sector and Intergovernmental Policy Branch

99 Wellesley St W
Toronto, ON
M7A 1W3
Canada

 (647) 972-8335

Mines and Minerals Division
933 Ramsey Lake Rd
Willet Green Miller Ctr 2nd Flr
Sudbury, ON
P3E 6B5
Canada

 705-670-5703

Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)

Submit by mail

MiningActAmendments@ontario.ca

Connect with us

Contact

MiningActAmendments@ontario.ca



MiningActAmendments@ontario.ca

Proposed interim changes to the Endangered Species Act, 2007 and a proposal for the Species Conservation Act, 2025

ERO (Environmental Registry of Ontario) number	025-0380
Notice type	Act
Act	Endangered Species Act , R.S.O. 2007
Posted by	Ministry of the Environment, Conservation and Parks
Notice stage	Proposal
Proposal posted	April 17, 2025
Comment period	April 17, 2025 - May 17, 2025 (30 days) Open
Last updated	April 17, 2025

This consultation closes at 11:59 p.m. on:
May 17, 2025

Proposal summary

The current approach to the protection and conservation of species at risk is complicated, takes too long to complete, and causes unnecessary delays and costs for housing, transit, and critical infrastructure. This proposal introduces a new approach.

Proposal details

Under the current *Endangered Species Act, 2007* (ESA) program, the process to obtain a permit is slow and complex, causing unnecessary delays and costs for housing, transit, and critical infrastructure. To help speed up project timelines and provide greater certainty for proponents, while protecting species, the Ministry of the Environment, Conservation and Parks is proposing a number of changes to its approach to project approvals.

The *Protect Ontario by Unleashing our Economy Act, 2025* is proposing to make immediate amendments to the ~~E.S.A.(Endangered Species Act)~~ and would later repeal the ~~E.S.A.(Endangered Species Act)~~ and enact the new *Species Conservation Act, 2025* (SCA), once proclaimed.

Collectively, the proposed changes would provide a reasonable, balanced approach to protecting species in Ontario and would:

- ultimately shift nearly all species-related authorizations to a registration-first approach – a process already successfully used for many species and other environmental authorizations
- establish a framework for setting clear expectations and rules for proponents to follow, ones that are focused on those activities that are most likely to have a direct negative impact on species
- establish a new Species Conservation Program to support voluntary initiatives like habitat restoration that protect and conserve species
- strengthen our ability to enforce species protection laws to ensure that all proponents comply with the rules and expectations of this new approach

Under the proposed new approach, instead of waiting for the ministry to approve permits, most proponents will be able to begin an activity immediately after registering. Registered activities will be required to meet all associated requirements set out in new regulations. The ministry looks forward to developing these regulations in consultation with the public and Indigenous communities over the coming months.

Overview of Proposed Changes:

Purpose:

The purpose of the species protection legislation will be to drive species protection and conservation while taking into account social and economic considerations, including the need for sustainable economic growth in Ontario.

Species Classification and Listing:

The role of the Committee on the Status of Species at Risk in Ontario (COSSARO), as an independent science-based committee responsible for assessing and classifying species in Ontario, will not change. However, the

government would have discretion to add extirpated, endangered, and threatened species to the list of protected species. The government would also have discretion to remove protected species from the list.

The government will still be able to invest in conservation actions that would benefit species regardless of whether the species is on the list of protected species. If a species is included on the list, its classification on the list must match the classification assigned to it by COSSARO (Committee on the Status of Species at Risk in Ontario).

Redefining Protections:

We are making changes to focus on the core protections essential to the conservation of species. We are proposing to remove the concept of “harass” from species protections. Also, the definition of habitat is proposed to be reframed as follows:

- for animal species:
 - a dwelling place, such as a den, nest, or similar place, occupied or habitually occupied by one or more members of a species for the purposes of breeding, rearing, staging, wintering, or hibernating
 - the area immediately surrounding a dwelling place described above that is essential for the purposes mentioned
- for vascular plant species:
 - the critical root zone surrounding a member of the species
- for all other species (for example, lichens): an area on which any member of the species directly depends to carry out its life processes

We are making these changes because the current definition of “habitat” creates uncertainty, includes broad areas beyond core species protections, and results in confusion when making decisions about what actions to take when carrying out required protections. The new habitat definition includes clear terms and parameters, focuses on preserving core elements of species’ habitat such as breeding, rearing, staging, wintering, and hibernation areas to provide greater clarity to proponents when taking required protection steps.

Under the proposed new SCA (Species Conservation Act), activities that are harmful to species cannot proceed unless the person carrying out the activity has registered the activity, or in limited situations, obtained a permit. Persons engaging in those activities must comply with the rules associated with the registration or permit. These activities include:

- activities that are likely to kill, harm, capture, or take a member of a species listed on the Protected Species in Ontario List
- possessing, transporting, collecting, buying, selling, leasing, or trading a member of a species listed on the Protected Species in Ontario List
- damage to or destruction of the habitat of a species listed on the Protected Species in Ontario List

Non-compliance with the framework can be addressed through the updated compliance and enforcement model actions.

Reduced Duplication with Federal Legislation:

The Federal *Species at Risk Act* (SARA) protections include those for extirpated, endangered and threatened aquatic species and migratory birds, along with their residences and critical habitats, on non-federal lands. Under the provisions of the current ~~ESA (Endangered Species Act)~~, anyone carrying out an activity impacting these species on non-federal lands has been required to obtain authorizations under both federal and provincial species at risk legislation. To remove this duplication, species protections in the proposed *Species Conservation Act, 2025*, would not apply to these ~~SARA (Species at Risk Act.)~~ protected aquatic species and migratory birds, allowing for projects to move forward in a more efficient and cost-effective way.

Recovery Plans and Documents:

We are committed to providing information and guidance on the conservation of species in Ontario; however, the rules set out in the current ~~ESA (Endangered Species Act)~~ are too rigid and often result in duplication with federal recovery documents, while also preventing the government from focusing resources in a way that would maximize benefits for species.

The proposed amendments to the ~~ESA (Endangered Species Act)~~ would remove the requirements to develop recovery strategies and management plans, government response statements, and reviews of progress from legislation. The ministry would then have the flexibility to focus the development of conservation guidance when and where it is needed and makes sense to do so.

New Species Conservation Program:

Ontario remains committed to species conservation and to promoting activities like habitat restoration, research, and community-based initiatives. This proposal would establish a new Species Conservation Program, which would

improve upon and replace the Species at Risk Stewardship Program. Under the new program, the government intends to increase investment in supporting voluntary activities that will assist in the protection and conservation of species by more than four times, up to \$20 million per year. The program would also consider a wider breadth of supportable conservation activities.

Any species that is classified by COSSARO (Committee on the Status of Species at Risk in Ontario) will be eligible for ministry funding through the Species Conservation Program.

Wind Down of the Species Conservation Action Agency:

In September 2021, the Species Conservation Action Agency (SCAA), identified in the ESA (Endangered Species Act) as the Species at Risk Conservation Trust, was established to support positive outcomes for certain designated species. The SCAA (Species Conservation Action Agency) manages funds paid into the Species at Risk Conservation Fund (Fund) by proponents and uses the funds to support the protection and recovery of those species. Species conservation charges were paid into the Fund when those conducting certain activities opted to pay a charge rather than completing on-the-ground beneficial actions for certain species. The charges received into the Fund also supported the operations of the SCAA (Species Conservation Action Agency). To date, the SCAA (Species Conservation Action Agency) has been focusing on starting-up its operations and has not spent any funds on projects. As the new registration framework will not include the option to pay a species conservation charge, there will be no future need for the SCAA (Species Conservation Action Agency) or the Fund.

The proposal to amend the ESA (Endangered Species Act) would enable the ministry to take the necessary steps to wind-down the SCAA (Species Conservation Action Agency) and the Fund. This includes transferring the money in the Fund to the government and requiring it to be spent on activities that are in alignment with species protection and conservation goals.

Advisory Committees:

The proposed new legislative framework also removes the express ability to establish an advisory committee. As such, the Species at Risk Program Advisory Committee will also be wound down. However, the ability to seek advice,

including establishing an advisory committee remains the government's prerogative. It will do so in the future as needed.

Updated Compliance and Enforcement:

We are committed to holding the regulated community accountable. In addition to setting clear expectations and rules for persons engaged in activities that impact protected species, we are also proposing to strengthen our ability to enforce the amended ESA (Endangered Species Act) and the proposed SCA (Species Conservation Act). The changes will equip provincial officers and the Minister with more flexible tools, including clearer inspection and investigation powers and new order powers to achieve species protection. A risk-based, proportionate, and progressive compliance model, aimed at collaboratively addressing potential violations, will support these changes. If harm to species occurs, the ministry has the tools to enforce the law and hold proponents to account.

Registration-first Approach:

Under the proposed SCA (Species Conservation Act), almost all activities that currently require a permit before proceeding are anticipated to instead require registration. It's important to note that a registration approach is already in place and used by the ministry for 95 per cent of projects subject to the current ESA (Endangered Species Act), including early exploration mining and species surveys.

Under the new registration system, proponents will be able to get projects started as soon as they have completed their online registration, provided they are following the rules in regulation. This eliminates the step of waiting for the ministry to review and approve permits. We are also committing to investing in upgraded IT systems to support this newly expanded registration regime.

There will still be requirements set out in regulation that protect species, and we will also continue to provide information and protection guidance for species through policies and implementation supports.

New regulations are required to implement the SCA (Species Conservation Act)'s registration model and will be consulted on as necessary. Until those regulations are ready, the amended *Endangered Species Act, 2007* will remain in place.

Summary of Proposed Phasing of Changes:

If approved, here's what the proposed legislation changes would mean for you:

Interim period changes – Amended ESA (Endangered Species Act)

The proposed amendments to the ESA (Endangered Species Act) would be in effect as soon as the proposed amending bill comes into force (i.e. (that is), on Royal Assent of the *Protect Ontario by Unleashing our Economy Act, 2025*) until the *Species Conservation Act, 2025* is ordered to be in force.

These are the changes to the ESA (Endangered Species Act) that would take effect immediately if the Bill is passed:

- the purpose of the ESA (Endangered Species Act) will be updated to drive species protection and conservation while taking into account social and economic considerations, including the need for sustainable economic growth in Ontario
- updated compliance and enforcement model including two new compliance orders
- the government will have discretion to add species to or remove from the Species at Risk in Ontario (SARO) List
 - science-based assessments by COSSARO (Committee on the Status of Species at Risk in Ontario) will continue
 - ESA (Endangered Species Act) authorizations for aquatic and migratory birds that are protected under SARA (Species at Risk Act) continue to be required until the new SCA (Species Conservation Act) is enacted
- the new habitat definition will replace the current definition in the ESA (Endangered Species Act) and “harass” will be removed from the prohibitions regarding harms to species
 - for clarity, proponents of activities may need to reconsider the magnitude of impacts according to the updated definitions and consider whether a permit or registration is required
- the requirement for the government to develop recovery products for species will be removed from legislation enabling a more flexible approach
- the Species Conservation Program is created and expanded

- the Species at Risk Conservation Fund will no longer accept funds and there will no longer be an option for proponents to pay a charge., The government will begin the process to wind down the SCAA (Species Conservation Action Agency) under wind down provisions.
- registration for activities authorized under current conditional exemptions will continue using the current registry system
 - for clarity, existing registrations and associated conditions continue to apply; however, the option to pay into the Fund in place of on in-the-ground beneficial actions will not be available. To shelter under a conditional exemption, the beneficial action conditions must be fulfilled
- permits issued and associated conditions, as well as agreements entered into, and their requirements before the legislation is amended will generally continue to apply
- the current definition of “habitat” will apply to existing permits, agreements, and their requirements. New permits and amendments to existing permits continue to be available. For those seeking a permit, there are no longer specific permit types and permits will follow a simplified, streamlined process

Species Conservation Act, 2025 (if passed and proclaimed into force)

Once the enabling regulations are ready and the *Species Conservation Act* is proclaimed into force, the following will apply:

- updated purpose will be included
- the government will have discretion on what species are protected
 - the Protected Species in Ontario List will list species protected under the SCA (Species Conservation Act)
 - species added to the Protected Species in Ontario List must have the same classification as determined by COSSARO (Committee on the Status of Species at Risk in Ontario)
 - science-based assessments by COSSARO (Committee on the Status of Species at Risk in Ontario) will continue
- the registration approach will apply to species on the Protected Species in Ontario List
 - persons engaging in registered activities will be required to follow the rules set out in regulation

- the updated and expanded online Species Conservation Registry system will be available for fast and easy registration
- some activities may be excepted and others may be required to obtain a permit if they are prescribed by regulation
- the revised definition of habitat will be included and harassment of species will not be an activity that requires registration or a permit
- registration (or permits) will no longer be required for impacts to migratory birds and aquatic species protected under the federal *Species at Risk Act*
- the new Species Conservation Program will be continued
- the Species Conservation Account will be continued
 - for clarity, the Species Conservation Action Agency and the Species at Risk Program Advisory Committee are not part of the new legislative framework
- a general prohibition for activities that would result in a species no longer living in the wild in Ontario will be included
- updated compliance and enforcement model will apply – including the availability of the mitigation and compliance orders

Over the next several months, Ontario will work in consultation with the public and Indigenous communities and organizations to develop supporting regulations to implement the registration-first approach, which we expect will come into force early next year. As new regulations are developed, they will be posted on the Environmental Registry of Ontario.

Supporting materials

Related links

Endangered Species Act, 2007

(<https://www.ontario.ca/laws/statute/07e06>)

Ontario Regulation 242/08: General

(<https://www.ontario.ca/laws/regulation/080242>)

Ontario Regulation 829/21: Species Conservation Charges

(<https://www.ontario.ca/laws/regulation/210829>)

Ontario Regulation 230/08: Species at Risk in Ontario List

<https://www.ontario.ca/laws/regulation/080230>)

[Ontario Species at Risk Website \(https://www.ontario.ca/page/species-risk\)](https://www.ontario.ca/page/species-risk)

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Species at Risk Branch
40 St Clair Ave West
Toronto, ON
M4V 1M2
Canada

Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)

Submit by mail

Public Input Coordinator –
Species at Risk Protection
Species at Risk Branch
40 St Clair Ave West
Toronto, ON
M4V 1M2
Canada

Connect with
US

Contact

Public Input Coordinator –
Species at Risk Protection



ESAREg@ontario.ca

Protect Ontario by Unleashing Our Economy Act, 2025.

ERO (Environmental Registry of Ontario) number	025-0416
Notice type	Act
Act	Rebuilding Ontario Place Act, 2023
Posted by	Ministry of Infrastructure
Notice stage	Proposal
Proposal posted	April 17, 2025
Comment period	April 17, 2025 - May 17, 2025 (30 days) Open
Last updated	April 17, 2025

This consultation closes at 11:59 p.m. on:

May 17, 2025

Proposal summary

Through the proposed *Protect Ontario by Unleashing our Economy Act, 2025*, we are proposing amendments to the *Rebuilding Ontario Place Act, 2023* that if passed, will provide an exemption from Part ~~II~~(two) of the *Environmental Bill of Rights, 1993* for proposals for provincial permits and approvals related to the Ontario Place Redevelopment Project.

Proposal details

Through the proposed *Protect Ontario by Unleashing our Economy Act, 2025*, we are proposing amendments to the *Rebuilding Ontario Place Act, 2023*. The proposed legislation provides an exemption from Part ~~II~~(two) of the *Environmental Bill of Rights, 1993*, which includes requirements for giving public notice and opportunities for comment, for proposals for provincial permits and approvals related to the Ontario Place redevelopment project, or

that further the project (i.e., (that is), not at the site). Proposals for these permits and approvals would otherwise be required to be posted to the Environmental Registry of Ontario.

In addition, amendments to the *Rebuilding Ontario Place Act, 2023* are proposed to provide regulation making authority under that Act related to the exemption.

Supporting materials

Related links

[Rebuilding Ontario Place Act](https://www.ontario.ca/laws/statute/23r25b?highlight=true&lang=en&option=%7B%22selection%22%3A%5B%22current%22%5D%2C%22result%22%3A%5B%22statute%22%2C%22regulation%22%5D%7D&paging=%7B%22page%22%3A1%2C%22pageSize%22%3A50%2C%22sort%22%3A%22Relevance%22%7D&searchMode=search&searchWithin=%5B%22title%22%2C%22body%22%5D&searchWithinResult=false&selection=consolidated%20law&text=Ontario%20Place%20Redevelopment%20Act&trigger=1&useExact=false&withinResultSearch=))

([https://www.ontario.ca/laws/statute/23r25b?](https://www.ontario.ca/laws/statute/23r25b?highlight=true&lang=en&option=%7B%22selection%22%3A%5B%22current%22%5D%2C%22result%22%3A%5B%22statute%22%2C%22regulation%22%5D%7D&paging=%7B%22page%22%3A1%2C%22pageSize%22%3A50%2C%22sort%22%3A%22Relevance%22%7D&searchMode=search&searchWithin=%5B%22title%22%2C%22body%22%5D&searchWithinResult=false&selection=consolidated%20law&text=Ontario%20Place%20Redevelopment%20Act&trigger=1&useExact=false&withinResultSearch=))

[highlight=true&lang=en&option=%7B%22selection%22%3A%5B%22current%22%5D%2C%22result%22%3A%5B%22statute%22%2C%22regulation%22%5D%7D&paging=%7B%22page%22%3A1%2C%22pageSize%22%3A50%2C%22sort%22%3A%22Relevance%22%7D&searchMode=search&searchWithin=%5B%22title%22%2C%22body%22%5D&searchWithinResult=false&selection=consolidated%20law&text=Ontario%20Place%20Redevelopment%20Act&trigger=1&useExact=false&withinResultSearch=\)](https://www.ontario.ca/laws/statute/23r25b?highlight=true&lang=en&option=%7B%22selection%22%3A%5B%22current%22%5D%2C%22result%22%3A%5B%22statute%22%2C%22regulation%22%5D%7D&paging=%7B%22page%22%3A1%2C%22pageSize%22%3A50%2C%22sort%22%3A%22Relevance%22%7D&searchMode=search&searchWithin=%5B%22title%22%2C%22body%22%5D&searchWithinResult=false&selection=consolidated%20law&text=Ontario%20Place%20Redevelopment%20Act&trigger=1&useExact=false&withinResultSearch=))

[Ontario Place Redevelopment](https://www.ontario.ca/page/ontario-place) (<https://www.ontario.ca/page/ontario-place>)

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Ontario Place Redevelopment Secretariat
777 Bay Street, 2nd Floor
Toronto, ON
M5G2C8
Canada

Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](#)

Submit by mail

Ontario Place Redevelopment
Secretariat
Ontario Place Redevelopment
Secretariat
777 Bay Street, 2nd Floor
Toronto, ON
M5G2C8
Canada

Connect with us

Contact

Ontario Place
Redevelopment Secretariat

 OPRTeam@ontario.ca

Special Economic Zones Act, 2025

ERO (Environmental Registry of Ontario) number	025-0391
Notice type	Act
Posted by	Ministry of Economic Development, Job Creation and Trade
Notice stage	Proposal
Proposal posted	April 17, 2025
Comment period	April 17, 2025 - May 17, 2025 (30 days) Open
Last updated	April 17, 2025

This consultation closes at 11:59 p.m. on:

May 17, 2025

Proposal summary

The ministry is proposing a new law called the *Special Economic Zones Act, 2025*. If it gets approved, the Ontario government will be able to designate special areas that are critical to Ontario’s economy and security, where selected projects could move faster as a result of simplified rules, faster approvals, and one-window access to services.

Proposal details

Purpose of Proposed Legislation

The *Special Economic Zones Act, 2025* is meant to quickly advance strategically important economic activity and priority projects within designated zones. By building faster and more strategically, Ontario can protect its industries, mitigate the impact of trade disruptions, and ensure the long-term prosperity and security of the economy.

Special Economic Zones

The *Special Economic Zones Act, 2025* will give government the power to designate zones through regulation if certain criteria are met.

A zone will be a geographic area that could include one or more projects of critical or strategic importance. Zones could vary significantly in size, from a small parcel of land to a large area.

Once a zone is set up, vetted projects in the zone with reliable proponents that meet high standards for operation, safety, and the environment can benefit from things like:

- faster permitting
- streamlining some permits and approvals
- simplified requirements
- priority access to one-window services

Authorities

The *Special Economic Zones Act, 2025* includes regulation-making authority to:

- make criteria for designating:
 - special economic zones
 - vetted projects
 - trusted proponents that meet high operating, safety and environmental standards
- designate:
 - special economic zones
 - vetted projects
 - trusted proponents that meet high operating, safety and environmental standards
- identify which regulations, permits, processes, approvals, and similar requirements will be exempted, altered or continue to apply

The *Special Economic Zones Act, 2025* would come into effect on Royal Assent of the Protect Ontario by *Unleashing Our Economy Act, 2025*.

Supporting materials

Related links

[Protect Ontario by Unleashing our Economy Act, 2025](https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-5)
(<https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-5>)

View materials in person

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Get in touch with the office listed below to find out if materials are available.

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[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)

Submit by mail

SpecialEconomicZones@Ontario.ca

Contact

SpecialEconomicZones@Ontario.ca



SpecialEconomicZones@Ontario.ca

Comment

Connect with US

Justine Brotherston

From: AMO Events <events@amo.on.ca>
Sent: Thursday, May 01, 2025 3:01 PM
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Request your AMO Delegation Meetings Today!

AMO Conference - City of Ottawa

August 17-20

We are pleased to share that the Ministry of Municipal Affairs and Housing (MMAH) has opened their request for delegation process for AMO 2025.

Registered AMO Conference delegates can request meetings with the provincial government through this process.

Click [here](#) for the Municipal Delegation Request Form.

You can select either French or English using the global icon in the top right corner of the form.

The deadline for submitting requests is **Friday May 30th, at 5:00 PM EST.**

As AMO is not involved in government delegations, all inquiries must be directed to delegations@ontario.ca.

[Register for AMO 2025](#) to participate in the provincial delegation meetings.

*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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155 University Ave Suite 800 | Toronto, ON M5H 3B7 CA

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NO 2025-049

A by-law to authorize the temporary borrowing of funds to meet current expenditures of the Corporation of the Township of Puslinch during the fiscal year ending December 31, 2025.

WHEREAS in accordance with Section 407 of the Municipal Act, S.O. 2001, c. 25 as amended, the Corporation of the Township of Puslinch ("Township") considers it necessary to have authorization in place in the event that temporary borrowing is required to meet current expenditures for the year 2025 until taxes are collected and other revenues are received; and

WHEREAS the total amount which may be borrowed from all sources at any one time to meet the current expenditures of the Municipality, except with the approval of the Ontario Land Tribunal, is limited by Section 407 of the Municipal Act, 2001, S.O. 2001, c.25, as amended; and

WHEREAS the total amount previously borrowed by the Township pursuant to Section 407 that has not been repaid is NIL.

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

1. That the Mayor and Treasurer be and the same are hereby authorized on behalf of the Township to borrow from time to time by way of a promissory note from THE TORONTO DOMINION BANK ("TD") a sum or sums not exceeding in the aggregate of \$1,500,000.00 to meet, until taxes are collected and other revenues are received, the current expenditures of the Township for the year as permitted by Section 407 of the Municipal Act and to give to TD promissory notes, sealed with the Township's corporate seal and signed by the Mayor and Treasurer for the sums borrowed plus interest.
2. That the total amount borrowed at any one time plus any outstanding amounts of principal borrowed and accrued interest shall not exceed,
 - a) from January 1 to September 30 in the year, 50 percent of the total estimated revenues of the municipality as set out in the budget adopted for the year; and
 - b) from October 1 to December 31 in the year, 25 per cent of the total estimated revenues of the municipality as set out in the budget adopted for the year.
3. For purposes of this by-law, the estimated revenues referred to in section 2 do not include revenues derivable or derived from: a) any borrowing, including through any issue of debentures; b) a surplus, including arrears of taxes, fees or charges; or c) a transfer from the capital fund, reserve funds or reserves.
4. All sums borrowed pursuant to this by-law, as well as all other sums borrowed pursuant to the Act in this year for any purpose will, with interest thereon, be a charge upon the whole of the revenues of the Township for the current year and when this revenue is received.

5. The Treasurer is authorized and directed to apply in payment for all sums borrowed plus interest, all of the monies collected or received on account in respect of taxes levied for the current year or from any other source which may lawfully be applied for this purpose.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 7th DAY OF MAY, 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2025-050

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 May 7, 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 May 7, 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 7 DAY OF MAY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk