



MINUTES

DATE: January 21, 2026

CLOSED MEETING: 9:05 A.M.

COUNCIL MEETING: 9:10 A.M.

The January 21, 2026 Council Meeting was held on the above date and called to order at 9:10 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 – Absent
Councillor John Sepulis
Mayor James Seeley

STAFF IN ATTENDANCE:

1. Courtenay Hoytfox, CAO
2. Justine Brotherston, Director of Corporate Services / Municipal Clerk
3. Laura Emery, Manager of Corporate Services / Deputy Clerk
4. Mike Fowler, Director of Public Works, Parks and Facilities
5. Mary Hasan, Director of Finance/Treasurer
6. Andrew Hartholt, CBO
7. Jamie MacNeil, Fire Chief

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-001:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council approves the January 21, 2026, Agenda and Addendum as circulated; and

That Council approves the additions to the agenda as follows:

Consent Item 6.1.4 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the January 21, 2026 Council agenda

CARRIED

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

Mayor Seeley declared a potential pecuniary interest related to item 9.4.2 WDD Main Street Amended Recommendations to Draft Plan Conditions as I have an indirect pecuniary interest as I live near the proposed development.

6. CONSENT AGENDA

- 6.1 Adoption and Receipt of the Minutes of the Previous Council and Committee Meetings
 - 6.1.1 December 17, 2025 Council Meeting Minutes
 - 6.1.2 November 19, 2025 Council Meeting Minutes
 - 6.1.3 November 20, 2025 Public Information Meeting Minutes

- 6.1.4 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the January 21, 2026 Council agenda
- 6.2 Ministry of Emergency Preparedness and Response – Royal Assent Emergency Management Modernization Act
 - 6.3 Ministry of the Solicitor General Release of 2026 Ontario Provincial Police Annual Bill
 - 6.4 Ministry of Provincial Parliament Joseph Racinsky Response to Transparency of Sex Offender Registry
 - 6.5 AMO Policy Update – Advocacy on Archaeological Heritage Protection
 - 6.6 AMO Policy Update – Proposed Regional Consolidation of Conservation Authorities
 - 6.7 AMO Policy Update – Advocacy on Local Electricity Distribution
 - 6.8 Member of Parliament Jenny Kwan Requesting Support for Bill C-233 No More Loopholes Act
 - 6.9 City of Guelph By-law to amend Additional Dwelling Unit Grant Program
 - 6.10 City of Guelph Notice of Adoption of Affordable Community Improvement Plan Amendment
 - 6.11 City of Peterborough Council Resolution regarding Sustainable Funding for Police Services Request
 - 6.12 Municipality of Magnetawan Council Resolution regarding Invest Ready Certified Site Designation
 - 6.13 Mill Creek Pit (5738) November 2025 Monthly Monitoring Report
 - 6.14 City of Guelph Notice of Study Commencement and Public Open House – Victoria Road and Stone Road
 - 6.15 County of Wellington Notice of Open House and Public Meeting OPA 131

Resolution No. 2026-002:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That the Consent Agenda items listed for January 21, 2026 Council meeting with the exception of items 6.1.1, 6.12, 6.14, and 6.15 be received for information.

CARRIED

Resolution No. 2026-003:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That the Consent Agenda item 6.1.1 Council agenda meeting minutes from December 17, 2025 be received for information.

CARRIED

Resolution No. 2026-004:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Consent Agenda item 6.12 regarding Municipality of Magnetawan Council Resolution regarding Invest Ready Certified Site Designation be received for information; and,

That Council directs staff to send a draft a support resolution accordingly.

CARRIED

Resolution No. 2026-005:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda item 6.14 regarding City of Guelph Notice of Study Commencement and Public Open House – Victoria Road and Stone Road be received for information.

CARRIED

Resolution No. 2026-006:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda item 6.15 regarding County of Wellington Notice of Open House and Public Meeting OPA 131 be received for information.



CARRIED

7. DELEGATIONS:

7.1 Specific Interest (Items Listed on the Meeting Agenda)

- 7.1.1 10:05 A.M. Delegation by Neal DeRuyter and Andreeanne Simard regarding item 9.4.1 Report COR-2026-001 Request for Council to deem Zoning By-law Amendment Application Complete - D14 (CBM) (Safarik Pit)

Resolution No. 2026-007:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the delegation by Neal DeRuyter and Andreeanne Simard regarding item 9.4.1 Report COR-2026-001 Request for Council to deem Zoning By-law Amendment Application Complete - D14 (CBM) (Safarik Pit) be received for information.

CARRIED

- 7.1.2 10:15 A.M. Delegation by Neal DeRuyter and Andreeanne Simard regarding item 9.4.3 Report COR-2026-003 Request for Council to deem Zoning By-law Amendment Application Complete - D14 (CBM) (Aberfoyle South Lake Pit)

Resolution No. 2026-008:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That the delegation by Neal DeRuyter and Andreeanne Simard regarding item 9.4.3 Report COR-2026-003 Request for Council to deem Zoning By-law Amendment Application Complete - D14 (CBM) (Aberfoyle South Lake Pit) be received for information.

CARRIED

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

- 7.2.1 None

8. PUBLIC MEETINGS:

- 8.1 January 21, 2026, at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding the 2026 Proposed Budget.

9. REPORTS:

9.1 Puslinch Fire and Rescue Services

- 9.1.1 Report FIR-2026-001 Fire Protection Grant Agreement

Resolution No. 2026-009:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report FIR-2026-001 entitled Fire Protection Grant – Execution of Agreement be received; and,

That Council gives 3 readings to By-law No. 2026-002 being a By-law authorizing the entering into an Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant.

CARRIED

9.2 Finance Department

- 9.2.1 Report FIN-2026-001 2026 Interim Property Tax Levy and Due Dates



Resolution No. 2026-010:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Report FIN-2026-001 entitled 2026 Interim Property Tax Levy and Due Dates be received; and,

That Council give 3 readings to By-law No. 2026-001 being a by-law to provide for the levy and collection of the 2026 Interim Tax Levy.

CARRIED

9.2.2 Report FIN-2026-002 2026 Capital and Operating Budget

Resolution No. 2026-011:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report FIN-2026-002 entitled 2026 Capital and Operating Budget Update be received for information; and

That Council authorize pre-budget approval for the Heavy Truck Enforcement Camera purchase, to an upset limit of \$44k, to be funded by the Information Technology reserve.

CARRIED

9.2.3 Report FIN-2026-003 Municipal Performance Measurement Program Report for 2024

Resolution No. 2026-012:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report FIN-2026-003 entitled Municipal Performance Measurement Program Report for 2024 be received.

CARRIED

9.3 Office of the CAO

9.3.1 Deferred to future Council Meeting Report CAO-2026-001 Draft Puslinch Strategic Plan & Presentation

9.4 Corporate Services Department

9.4.1 Report COR-2026-001 Request for Council to deem Zoning By-law Amendment Application Complete - D14 (CBM) (Safarik Pit)

Resolution No. 2025-013:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That report COR-2026-001 entitled Request for Council to deem Zoning By-law Amendment Application Complete – D14-(CBM)(Safarik Pit) be received for information; and,

Whereas the Township's subconsultants have reviewed the Zoning By-law Amendment Application (application) and have raised no concerns regarding deeming the application complete, confirming that all required studies have been provided; and,

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

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



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

Therefore Be It Resolved that Council deems the application D14/CBM (Safarik Pit) to be complete in accordance with the Planning Act; and,

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

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

That staff be directed to proceed with notice in accordance with Section 3 and Section 5 of O. Reg. 545/06 of the Planning Act, 1990.

CARRIED

Mayor Seeley declared a potential pecuniary interest related to item 9.4.2 WDD Main Street Amended Recommendations to Draft Plan Conditions as I have an indirect pecuniary interest as I live near the proposed development and refrained from discussion and voting on the matter.

9.4.2 Amended Report COR-2026-002 WDD Main St. Recommended Amended to Draft Plan Conditions

Resolution No. 2026-014:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report COR-2026-002 entitled WDD Main St. Recommended Amended to Draft Plan Conditions be received for information; and,

That Council approve the amended Draft Plan conditions as presented in Attachment 2 of Schedule A.

CARRIED

Council recessed from 12:30 p.m. to 1:00 p.m.

Roll Call

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

9.4.3 Report COR-2026-003 Request for Council to deem Zoning By-law Amendment Application Complete - D14 (CBM) (Aberfoyle South Lake Pit)

Resolution No. 2026-015:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That report COR-2026-003 entitled Request for Council to deem Zoning By-law Amendment Application Complete – D14-(CBM)(Aberfoyle South Lake Pit) be received for information; and,

Whereas the Township's subconsultants have reviewed the Zoning By-law Amendment Application (application) and have raised no concerns regarding deeming the application complete, confirming that all required studies have been provided; and,

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

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

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

Therefore Be It Resolved that Council deems the application D14/CBM (Aberfoyle South Lake Pit) to be complete in accordance with the Planning Act; and,

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

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

That staff be directed to proceed with notice in accordance with Section 3 and Section 5 of O. Reg. 545/06 of the Planning Act, 1990.

CARRIED

9.5 Building Department

9.5.1 None

9.6 Public Works Department

9.6.1 None

9.7 Community Services and Human Resources Department

9.7.1 Report COM-2026-001 2025 Annual Water Report

Resolution No. 2026-016:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report COM-2026-001 regarding the 2025 Annual Water Report – Drinking Water System Number 260021034 be received; and

That the 2025 Annual Water Report be submitted to the Ministry and applicable agencies as outlined in Report COM-2026-001.

CARRIED

9.7.2 Report COM-2026-002 Recreation and Community Wellness Advisory Committee Goals and Objectives Progress Report

Resolution No. 2026-017:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report COM-2026-002 entitled Recreation and Community Wellness Advisory Committee Goals and Objectives Progress Report be received for information.

CARRIED

10. CORRESPONDENCE:

10.1 2026 Grand River Conservation Authority Municipal Apportionment and Budget Vote Meetings

Resolution No. 2026-018:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Correspondence Item 10.1 2026 Grand River Conservation Authority Municipal Apportionment and Budget Vote Meetings be received for information.

CARRIED

10.2 Notice of Application for Permit to Take Water – 6711 Laird Road

Resolution No. 2026-019:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Correspondence Item 10.2 Notice of Application for Permit to Take Water – 6711 Laird Road be received for information; and

That Council direct staff to send an objection letter for the PTTW renewal to allow adequate time for Council and its consultants to conduct a review and submit comments; and

That Council direct staff to submit objections to all PTTW water applications on a go forward basis to allow time for adequate review and comment.

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor' Updates

- 11.1.1 Mayor Seeley provided an update on the 2026 ROMA conference.
- 11.1.2 Mayor Seeley provided un updated on TAPMO.
- 11.1.3 Mayor Seeley remarked about the ORC usage during the holiday break.

11.2 Council Member Reports

- 11.2.1 Councillor Bailey remarked on the great winter maintenance in Puslinch.
- 11.2.2 Councillor Bailey remarked on Safe Communities Committee opportunities.
- 11.2.3 Councillor Bailey remarked on the ROMA delegations and that they went very well.
- 11.2.4 Councillor Hurst remarked on the salt storage in the province and requested an update from staff.

Resolution No. 2026-020:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

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

CARRIED

12. BY-LAWS:

- 12.1.1 BL2026-001 2026 Interim Tax Levy By-law
- 12.1.2 BL2026-002 Authorize Entering into Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant

Resolution No. 2026-021:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

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

**By-law 2026-001 being a By-law to provide for an interim tax levy for 2026 and the collection thereof
By-law 2026-002 being a By-law to authorize the entering into an Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant**

CARRIED

13. ANNOUNCEMENTS:

Taste of Italy Friday February 6, 2026 by the Rotary Club – proceeds go to Sunrise



14. CLOSED SESSION:

Council was in closed session from 9:10 a.m. to 10:29 a.m.

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

Resolution No. 2026-022:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

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

14.1 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Establishment of a regulatory by-law

14.2 Confidential report a proposed or pending acquisition or disposition of land by the municipality or local board – Unopened Road Allowance

14.3 Confidential minutes from previous closed meetings:

14.3.1 November 19, 2025, Closed Council Meeting Minutes

14.3.2 December 17, 2025, Closed Council Meeting Minutes

CARRIED

Resolution No. 2026-023:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council moves into open session 10:29 a.m.

CARRIED

Council resumed into open session at 10:29 a.m.

Resolution No. 2026-024:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council receives the:

14.1 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Establishment of a regulatory by-law

14.2 Confidential report a proposed or pending acquisition or disposition of land by the municipality or local board – Unopened Road Allowance

14.3 Confidential minutes from previous closed meetings:

14.3.1 November 19, 2025, Closed Council Meeting Minutes

14.3.2 December 17, 2025, Closed Council Meeting Minutes

That staff proceed as directed.

CARRIED

15. BUSINESS ARISING FROM CLOSED SESSION:

None

16. NOTICE OF MOTION:

None

17. NEW BUSINESS:

Municipal Candidate training for the upcoming term.

18. CONFIRMATORY BY-LAW:

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



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 21, 2026 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

Resolution No. 2026-025:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

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

By-Law 2026-003 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 21st day of January 2026.

CARRIED

19. ADJOURNMENT:

Resolution No. 2026-026:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council hereby adjourns at 1:35 p.m.

CARRIED

James Seeley, Mayor

Justine Brotherston, Clerk