



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MAY 27, 2026 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

MINUTES

DATE: May 27, 2026

CLOSED MEETING: Directly following Section 13
Announcements

COUNCIL MEETING: 10:00 A.M.

The May 27, 2026 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, 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. Michael Chant, Interim Fire Chief
7. Andrew Hartholt, CBO
8. Sarah Huether, Director of Community Services & Human Resources

3. **MOMENT OF REFLECTION**

4. **CONFIRMATION OF THE AGENDA**

Resolution No. 2026-169:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council approves the May 27, 2026 Agenda as circulated; and

That Council approves the additions to the agenda as follows:

Consent Item 6.1.6 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the May 27, 2026 Council agenda.

CARRIED

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

Mayor Seeley declared a potential conflict of interest related to Confidential Item 14.2.1 and 14.2.3 as I own a property adjacent to the proposed development and will refrain from discussion and any voting on this item.

6. **CONSENT AGENDA**

- 6.1 Adoption and Receipt of the Minutes of the Previous Council and Committee Meetings
 - 6.1.1 May 6, 2026 Council Meeting Minutes
 - 6.1.2 April 15, 2026 Public Information Meeting Minutes
 - 6.1.3 April 13, 2026 Youth Advisory Committee Minutes

- 6.1.4 April 1, 2026 Heritage Advisory Committee Minutes
- 6.1.5 March 2, 2026 Heritage Advisory Committee Minutes
- 6.1.6 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the May 27, 2026 Council agenda
- 6.2 Ministry Of Education 2026 Proportions of Enrolment for purposes of the Education Act
- 6.3 Ministry of Natural Resources Regulations under the Geological Carbon Storage Act 2025
- 6.4 Ombudsman Ontario A Decade of Promoting Fairness - March 2026 Report
- 6.5 Town of Halton Hills Resolution Request for review of Provincial-Municipal Fiscal Framework
- 6.6 City of Richmond Hill Integrated Living and Participation Model for Adults with Developmental Disabilities
- 6.7 Township of Springwater Resolution C203-2026 Provincial Bill 100 – Better Regional Governance Act, 2026
- 6.8 Township of Stone Mills Opposition to Changes to Ontario's Freedom of Information and Protection of Privacy Act
- 6.9 Environmental Registry of Ontario Consultation on Proposed Special Economic Zones Criteria
- 6.10 Puslinch Historical Society Archives, Puslinch Library, Aberfoyle Letter to Mayor and Council
- 6.11 Wellington County Ontario Provincial Police Detachment Board Report May 2026
- 6.12 City of Guelph Notice of Public Meeting OZS26-008 Niska Lands
- 6.13 City of Guelph Notice of Public Open House - Victoria Road and Stone Road

Resolution No. 2026-170:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda items listed for May 27, 2026 Council meeting be received for information with the exception of 6.6, 6.7, 6.8, 6.10 and 6.11.

CARRIED

Resolution No. 2026-171:

Moved by Councillor Hurst and
Seconded by Councillor Goyda

That the Consent Agenda item 6.8 be received for information; and

Whereas Council supports the Township of Stone Mills opposition to the changes to Ontario's Freedom of Information and Protection of Privacy Act;

That Council direct staff to send a support resolution accordingly as well as to MPP Joseph Racinsky.

CARRIED

Resolution No. 2026-172:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That the Consent Agenda item 6.5 be received; and

Whereas Council supports the Town of Halton Hills Resolution Request for review of Provincial-Municipal Fiscal Framework resolution that Council direct staff to send a support resolution accordingly.

CARRIED

Resolution No. 2026-173:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That the Consent Agenda item 6.7 regarding City of Richmond Hill Integrated Living and Participation Model for Adults with Developmental Disabilities be received; and

Whereas Council supports the City of Richmond Hill correspondence related to Integrated Living and Participation Model for Adults with Developmental Disabilities;

That Council direct staff to inquire with the County of Wellington Social Services staff to provide information on whether the County is positioned to explore integrated and interdisciplinary approaches to care including innovative models of housing and support for adults with developmental disabilities, including the potential for an “integrated Living and Participation Model” and opportunities for partnership with services in the area and that a response be provided to Township of Puslinch Council.

CARRIED

Resolution No. 2026-174:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda item 6.10 be received; and

Whereas Council supports the ongoing work of the Puslinch Historical Society that Council direct staff to send a letter of appreciation for their dedicated work; and,

That Council direct staff to forward the Letter from Puslinch Historical Society and the letter of appreciation from Council to the Heritage Advisory Committee.

CARRIED

Resolution No. 2026-175:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That the Consent Agenda item 6.11 Wellington County Ontario Provincial Police Detachment Board Report May 2026 be received for information.

CARRIED

7. DELEGATIONS:

7.1 Specific Interest (Items Listed on the Meeting Agenda)

7.1.1 None

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

7.2.1 Delegation by Emmi Perkins regarding Puslinch long-term care and related healthcare planning initiatives

Resolution No. 2026-176:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That the delegation by Emmi Perkins regarding Puslinch long-term care be received for information; and

That Council direct staff to establish information on the Township website to better inform Puslinch residents regarding the OHT healthcare planning initiatives.

CARRIED

7.2.2 Delegation by Archie Nimmo and Diana Beliski regarding removal of speed bumps on Watson Road

Resolution No. 2026-177:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That the delegation by Archie Nimmo and Diana Beliski regarding removal of speed bumps on Watson Road be received for information; and

That Council direct staff to contact the OPP inspector regarding heavy truck traffic on Watson and request OPP enforcement.

CARRIED

8. PUBLIC MEETINGS:

None

9. REPORTS:

9.1 Puslinch Fire and Rescue Services

9.1.1 None

9.2 Finance Department

9.2.1 Report FIN-2026-015 – 2026 Final Tax Levy and Rates

Resolution No. 2026-178:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report FIN-2026-015 entitled 2026 Final Tax Levy and Rates be received; and,

That the final property tax rates as identified in Schedule B and Schedule C to Report FIN-2026-015 be approved; and,

That the final property tax due dates be established as Monday August 31, 2026 and Friday October 30, 2026; and,

That Council give three readings to By-law No. 2026-035 being a by-law for the levy and collection of property taxes for the 2026 taxation year.

CARRIED

9.2.2 Report FIN-2026-016 – First Quarter Report 2026

Resolution No. 2026-179:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report FIN-2026-016 entitled First Quarter Financial Report be received for information.

CARRIED

9.3 Office of the CAO

9.3.1 None

Council recessed from 12:02 p.m. to 12:46 p.m.

Roll Call

Councillor Goyda

Councillor Sepulis

Councillor Bailey

Councillor Hurst

Mayor Seeley

9.4 Corporate Services Department

9.4.1 Report COR-2026-026 Zoning By-law Amendment Recommendation Report - 7456 Mclean Rd W & 197 Brock Rd S

Resolution No. 2026-180:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report COR-2026-026 entitled Zoning By-law Amendment Application Recommendation Report – 7456 McLean Rd W and 197 Brock Rd S be received; and

Whereas the Township and its expert consultants are satisfied with the application to amend the zoning of the properties municipally known as 7456 McLean Rd W and 197 Brock Rd S through their comprehensive review of the submission materials;

Therefore be it resolved,

That Council approves the Zoning By-law Amendment for the properties municipally known as 7456 McLean Rd W and 197 Brock Rd S; and

That Council give three readings to By-law 2026-036 as presented, being a by-law to amend By-law 2023-018, as amended, being the Zoning By-law of the Township of Puslinch.

CARRIED

9.4.2 Report COR-2026-027 Major Site Alteration Application Recommendation (P11-HBC)

Resolution No. 2026-181:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report COR-2026-027 entitled Major Site Alteration Application Recommendation P11-HBC-7504 McLean Rd W be received for information; and,

Whereas the Township and its expert consultants are satisfied with the application for a Major Site Alteration through their comprehensive review of the submission materials;

Therefore be it resolved,

That Council approves the Major Site Alteration Permit for 7504 McLean Rd W; and,

That Council approve the Conditions of the Site Alteration Permit as presented in Schedule “B” of this report; and,

That Council give three readings to By-law No. 2026-037 being a by-law to authorize the Mayor and Clerk to sign the required contract documents.

CARRIED

9.4.3 Report COR-2026-028 Request for Council to Lift the Holding Provision on Zoning By-law Amendment Application – D14 (HAR) (4 Brock Road)

Resolution No. 2026-182:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Report COR-2026-028 entitled Zoning By-law Amendment Application to lift the holding provision D14/HAR(h5) Request for Council to deem the application to be complete be received; and

That Council deem the zoning amendment application to be complete; and,

That staff be directed to proceed with notice in accordance with Section 8 of O. Reg. 545/06 of the Planning Act, 1990; and

That Council authorize staff to proceed with the preparation of a preliminary development agreement with the property owner to address the outstanding Site Plan Control requirements associated with the exterior works, and further that Council authorize staff to bring forward the necessary by-law to lift the Holding (“H”) provision, subject to the Owner entering into the preliminary development agreement, in order to permit the interior development components of the project to proceed in advance of final Site Plan Control approval and registration.

CARRIED

9.4.4 Report COR-2026-029 2025 Annual Aggregate and White Wolf Property Management Inc Monitoring Reports

Resolution No. 2026-183:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report COR-2026-029 entitled 2025 Annual Aggregate Monitoring Report be received for information; and

That Council direct staff to provide the Township's Peer Review Comments for each report to the Ministry of Natural Resources, MECP, applicable conservation authority and the Pit Operator for response; and,

That the McMillian pit operator be requested to expand their reporting to include the impact of the fishery on the environment and surrounding area, including the odour concerns; and

That staff prepare a letter to be forwarded to TAPMO, Hon. Mike Harris Jr. and MPP Racinsky for information related to legacy pits that are dormant for over 2 decades without extraction;

That Council direct staff to provide the Township's Peer Review Comments for the 2025 Annual Water Monitoring Report for White Wolf Property Management Inc. to the Owner for response; and,

That Council direct staff to request that Wellington Source Water Protection share the Multi-Aquifer Well Study with White Wolf Property Management Inc.; and,

That Council direct staff to request the Wellington Source Water Protection lead the Cumulative Impact Assessment; and

That Council direct staff to incorporate the comments from the Township's Hydrogeologist include in the addition to the agenda as item 6.1.6 into the comments sent to the Pit Operator and MNR for consideration and response.

CARRIED

9.5 Building Department

9.5.1 Report BLD-2026-002 Building Department First Quarter Update – January to March 2026

Resolution No. 2026-184:

Moved by Councillor Hurst and
Seconded by Councillor Goyda

That Report BLD-2026-002 entitled Building Department First Quarter Update January to March 2026 be received for information.

CARRIED

9.6 Public Works Department

9.6.1 None

9.7 Community Services and Human Resources Department

9.7.1 Report COM-2026-003 Senior Drop-In Programming Mid-Pilot Update

Resolution No. 2026-185:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report COM-2026-003 entitled Senior Drop-In Programming Mid-Pilot Update be received for information; and,



That Council approve the extension of the weekly Senior's Drop-In Pilot Program hours to 2.5 hours, from 1:00 p.m. to 3:30 p.m. on Thursdays in the Alf Hales Room and be relocated to the Archie MacRobbie Hall when it is not otherwise required for scheduled rentals or Township activities.

CARRIED

10. CORRESPONDENCE:

10.1 2025 Annual Operations and Maintenance Report for the Water and Wastewater Treatment System Wellington Common Elements Condominium Corporation No. 214 (Mini Lakes)

Resolution No. 2026-186:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Correspondence Item 10.2 Annual Operations and Maintenance Report for the Wastewater Treatment System Wellington Common Elements Condominium Corporation No. 214 be received for information; and,

That Council direct staff to provide the Township's peer review comments to Mini Lakes for their information; and

That Council direct staff to send thanks to Mini Lakes for their continued efforts for this project.

CARRIED

Resolution No. 2026-187:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Correspondence Item 10.2 Annual Operations and Maintenance Report for the Wastewater Treatment System Wellington Common Elements Condominium Corporation No. 214 – Mini Lakes Representatives presentation be received for information.

CARRIED

10.2 County of Wellington Notice of Adoption OPA #131 Rural Growth & Policy

Resolution No. 2026-188:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Correspondence Item 10.2 Notice of Adoption OPA #131 Rural Growth & Policy Updates.

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor' Updates

11.1.1 Mayor Seeley remarked that the TAPMO meeting went well this week.

11.1.2 Mayor Seeley remarked on the upcoming AMO conference.

11.1.3 Mayor Seeley provided information related to the Recycling program.

11.1.4 Mayor Seeley provided information related to new legislation allowing Planning Act violations to be enforced through AMPS.

Resolution No. 2026-189:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council receive the Mayor's updates for information; and

That Council direct staff to include information on our social platforms regarding the circular recycling program.

CARRIED

11.1 Council Member Updates

11.1.1 None

12. BY-LAWS:

12.1.1 BL2026-035 2026 Final Tax Levy and Rates

12.1.2 BL2026-036 ZBA 7456 Mclean Road West & 197 Brock Road South

12.1.3 BL2026-037 To Authorize Entering into a Site Alteration Agreement with HBC Real Estate 1 Inc.

Resolution No. 2026-190:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

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

By-law 2026-035 Being a by-law to provide for the levy and collection of property taxes for the 2026 taxation year.

By-law 2026-036 Being a by-law to amend By-law 023-18, being the Zoning By-law of the Township of Puslinch.

By-law 2026-037 Being a by-law to authorize the entering into a Site Alteration Agreement with HBC Real Estate 1 Inc.

CARRIED

13. ANNOUNCEMENTS:

Mayor James Seeley acknowledged the retirement of John Kerr from the Township of Puslinch.

Councillor Bailey announced through Conservation Halton June 11, 2026 fundraising event called the Blue Gala at Area 8.

Councillor Bailey remarked that here is an event called Berries and Bears on June 20, at the Museum and Archives.

14. CLOSED SESSION:

Council was in closed session from 1:30pm. to 2:08 p.m.

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

Mayor Seeley declared a potential conflict of interest related to Confidential Item 14.2.1 and 14.2.3 as I own a property adjacent to the proposed development and left the Council Chambers during discussions on this item and did not participate in any associated vote.

Resolution No. 2026-191:

Moved by Councillor Hurst and
Seconded by Councillor Goyda

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 – Human Resources Matter

14.2 Confidential minutes from previous closed meetings:

14.2.1 May 6, 2026 Closed Meeting Minutes

14.2.2 April 15, 2026 First Closed Meeting Minutes

14.2.3 April 15, 2026 Second Closed Meeting Minutes

CARRIED

Resolution No. 2026-192:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Council moves into open session at 2:08 p.m.

CARRIED



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Council resumed into open session at 2:08 p.m.

Mayor Seeley declared a potential conflict of interest related to Confidential Item 14.1 as I own a property adjacent to the proposed development and will refrain from discussion and any voting on this item.

Resolution No. 2026-193:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council receives the following report for information:

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

14.2 Confidential minutes from previous closed meetings:

14.2.1 May 6, 2026 Closed Meeting Minutes

14.2.2 April 15, 2026 First Closed Meeting Minutes

14.2.3 April 15, 2026 Second Closed Meeting Minutes

CARRIED

15. BUSINESS ARISING FROM CLOSED SESSION:

None

16. NOTICE OF MOTION:

None

17. NEW BUSINESS:

None

18. CONFIRMATORY BY-LAW:

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

Resolution No. 2026-194:

Moved by Councillor Hurst and
Seconded by Councillor Goyda

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

By-law 2026-038 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 27 day of May 2026.

CARRIED

19. ADJOURNMENT:

Resolution No. 2026-195:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Council hereby adjourns at 2:09 p.m.

CARRIED

James Seeley, Mayor

Justine Brotherston, Municipal Clerk