THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 7, 2026 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

DATE: October 7, 2026
REGULAR MEETING: 9:00 A.M.
CLOSED MEETING: 9:05 A.M.

≠ Denotes resolution prepared

1. Call the Meeting to Order

2. Roll Call

3. Moment of Reflection

4. Confirmation of the Agenda ≠

5. Disclosure of Pecuniary Interest & the General Nature Thereof

6. Consent Agenda ≠

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

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

6.1.1 September 16, 2026 Council Meeting Minutes

6.1.2 June 1, 2026 Youth Advisory Committee Minutes

6.1.3 May 4, 2026 Heritage Advisory Committee Minutes
6.2 Ministry of Municipal Affairs and Housing regarding Ontario Procurement Policies
6.3 AMO Policy Update – Data Centres and Building Code Act Review
6.4 September 2026 Grand River Conservation Authority Summary of the General Meeting
6.5 City of Port Colborne regarding Support Township of Armour - Funding for Public Libraries
6.6 District of Parry Sound regarding Support Township of Armour - Funding for Public Libraries
6.7 Village of Burk's Falls regarding Support Township of Armour - Funding for Public Libraries
6.8 Township of Ramara regarding Support for Continued Lyme Disease Research and Care
6.9 Heritage Advisory Committee Resolution 2026-031 2022-2026 Term in Review
6.10 Wellington County Ontario Provincial Police Detachment Board Report June, July, August 2026

Recommendation:
That the Consent Agenda items listed for the October 7, 2026, 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 10:05 A.M. Delegation by Gyongyi Dorgo and Michael Hryschenko regarding IESO Support Letter for a Solar Farm

Recommendation:
That the delegation by Gyongyi Dorgo and Michael Hryschenko regarding IESO Support Letter for a Solar Farm be received for information.

7.2.2 10:15 A.M. Delegation by Sandy Gott and Crystal Howe regarding Permit to Take Water for 101 Brock Road

Recommendation:
That the delegation by Sandy Gott and Crystal Howe regarding Permit to Take Water for 101 Brock Road be received for information.

8. Public Meeting
   8.1 October 7, 2026 at 6:00 P.M. Public Information Meeting held in-person at the in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding the following Zoning By-law Amendment Applications:
      8.1.1 D14-SNY – 339 Downey Road
      8.1.2 D14-KUK – Arkell Subdivision
      8.1.3 D14-HAS – 7248 Gore Road (Emerald Lake)
   8.2 October 21, 2026 at 7:00 P.M. Public Information Meeting held in-person at the in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Applications:
      8.2.1 D14-WAL – 4078 Highway 6
      8.2.2 D14-PPL – Mclean Rd W & Highway 401

9. Reports ≠
   9.1 Puslinch Fire and Rescue Services
      9.1.1 None

   9.2 Finance Department
      9.2.1 Report FIN-2026-026 2026 Township General Surplus ≠

      Recommendation:
      That report FIN-2026-026 entitled 2025 Township General Surplus be received; and,

      That the 2025 General Surplus amount of $264,054 be allocated to the Asset Management Discretionary Reserve in accordance with Council Resolution No. 2019-347.

   9.3 Office of the CAO

      9.3.1 Report CAO-2026-011 Site Alteration By-law Draft ≠

      Recommendation:
      That report CAO-2026-011 entitled Site Alteration By-law Proposed Amendments Final Draft be received; and,

      That Council give three readings to By-law 2026-061 as [presented/amended] being a By-law to amend By-law 2023-057, as amended.

9.4 Corporate Services Department

9.4.1 Report COR-2026-054 ZBA Deem Application Complete - 6852 Laird Rd W ≠

Recommendation:
That report COR-2026-054 entitled Request for Council to Deem Zoning By-law Amendment Application Complete – D14/REI (6852 Laird Rd W) be received for information; and,

Whereas the Township's subconsultants have reviewed the 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/REI 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.

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-2026-004 2026-2027 Skating Schedules ≠

Recommendation:
That Report COM-2026-004 entitled 2026-2027 Skating Schedules be received for information; and,

That Council approve the Holiday Skating Schedule, March Break Schedule and Regular Season Skating Schedule as presented.

10. Correspondence ≠

10.1 10:25 A.M. Township Comments Notice Permit to Take Water 101 Brock Rd S - White Wolf Property Management Inc. ≠

Recommendation:
That Correspondence Item 10.1 entitled Township Comments Notice Permit to Take Water 101 Brock Rd S - White Wolf Property Management Inc be received for information; and,

That Council direct staff to submit the Township Hydrogeologist's comments, the County of Wellington Source Water Protection comments, and the Township's comments arising from the September 16, 2026 Council meeting to the MECP; and

That Council formally object to the issuance of the Permit to Take Water for 101 Brock Road South until responses to the aforementioned comments and concerns have been received and addressed to the satisfaction of Council.

11. Council reports
11.1 Mayor's 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 BL2026-061 Amendment to Site Alteration Permit By-law

(Circulated under separate cover)

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

By-law 2026-061 Being a By-law to amend By-law 2023-057 to prohibit and regulate the alteration of property and movement of fill within the Township of Puslinch (Site Alteration By-law).

13. Announcements

14. Closed Session - Pursuant to Section 239 Subsection (2) of the Municipal Act, 2001
    14.1 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – In accordance with Section 3.14(c) of the Township's By-law Complaint Policy
    14.2 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – In accordance with Section 3.14(c) of the Township's By-law Complaint Policy
    14.3 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Regulatory By-law
    14.4 Confidential report a proposed or pending acquisition or disposition of land by the municipality or local board – Township Road Allowance
    14.5 Confidential minutes from previous closed meetings:
        14.5.1 August 26, 2026 Closed Council Meeting Minutes

15. Business Arising from Closed Session

16. Notice of Motion

17. New Business

18. Confirmatory By-law ≠
    18.1 BL2026-062 Confirm By-law – August 26, 2026

Recommendation:
That the following by-law be taken as read three times and finally passed in open Council:
By-law 2026-062 being a by-law to confirm the proceeding of Council for the Corporation of the Township of Puslinch at its meeting held on the 7th day of October 2026.

19. Adjournment ≠

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
September 16, 2026 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

MINUTES

DATE: September 16, 2026
CLOSED MEETING: Directly following Item 13. Announcements
COUNCIL MEETING: 9:00 A.M.

The September 16, 2026 Council Meeting was held on the above date and called to order at 9:00 a.m. via electronic participation and in-person at 7404 Wellington Rd, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

Councillor Sara Bailey
Councillor Russel Hurst
Councillor Jessica Goyda
Councillor John Sepulis
Mayor James Seeley

STAFF IN ATTENDANCE:

1. Courtenay Hoytfox, CAO
2. Justine Brotherston, Director of Corporate Services / Municipal Clerk
3. Laura Emery, Manager of Corporate Services / Deputy Clerk
4. Michael Chant, Fire Chief
5. Mary Hasan, Director of Finance/Treasurer
6. Mike Fowler, Director of Public Works & Capital Project Management
7. Andrew Hartholt, CBO
8. Sarah Huether, Director of Community Services & Human Resources

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-282: Moved by Councillor Goyda and Seconded by Councillor Sepulis

That Council approves the September 16, 2026 Agenda and Addendum as circulated; and

That Council approves the addition to the agenda as follows:

Consent Item 6.1.3 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the September 16, 2026 Council agenda.

CARRIED

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

None

6. CONSENT AGENDA

6.1. Adoption and Receipt of the Minutes of the Previous Council and Committee Meetings
- 6.1.1. August 26, 2026 Council Meeting Minutes
- 6.1.2. January 15, 2026 Joint Recreation and Community Wellness and Youth Advisory Committee Meeting Minutes
- 6.1.3. Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the September 16, 2026 Council agenda

6.2. AMO Policy Update - Property Tax Reassessment, National Housing Strategy, Provincial Data Centre
6.3. AMO Policy Update - Key takeaways from the 2026 AMO Conference
6.4. Office of the Solicitor General regarding Update on OPP Municipal Policing Costs for 2027
6.5. Proposal for Regulations to Establish a Standardized Municipal Code of Conduct Summary
6.6. Enbridge Gas 2025 Utility Earnings and Disposition of Deferral and Variance Accounts
6.7. July 2026 Grand River Conservation Authority Summary of General Meeting
6.8. August 2026 Grand River Conservation Authority Summary of General Meeting
6.9. Village of Sunridge resolution regarding Public Sector Salary Disclosure
6.10. City of Hamilton Notice of Adoption of City Improvement Plan
6.11. September 2026 Puslinch Profile
6.12. August 2026 Monthly Monitoring Report – Licence #5738
6.13. Ontario Provincial Conservation Agency CA board governance and 2026 municipal election

Resolution No. 2026-283: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That the Consent Agenda items listed for September 16, 2026 Council meeting be received for information with the exception of 6.1.1, 6.1.2, and 6.3.

CARRIED

Resolution No. 2026-284: Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That the Consent Agenda item 6.1.1 Minutes from the august 26, 2026 Council meeting be received for information; and

Whereas new information is now available related to the delegation from Karen Slade and Bill Knetsch regarding safety of Calfass Road related to the request for the Township to help influence appropriate routing of highway detours through GPS platforms;

Therefore be it resolved, that Council direct staff to investigate participation in the Google Maps Content Partners program to help influence appropriate routing of highway detour traffic and reduce the use of rural gravel roads, including Calfass Road, as unintended detour routes, and report back to Council with recommendations.

CARRIED

Resolution No. 2026-285: Moved by Councillor Goyda and
Seconded by Councillor Bailey

That the Consent Agenda item 6.1.2 regarding the Joint Recreation and Community Wellness Advisory Committee and Youth Committee Minutes be received for information.

CARRIED

Resolution No. 2026-286: Moved by Councillor Hurst and
Seconded by Councillor Goyda

That the Consent Agenda item 6.3 regarding the Joint Recreation and Community Wellness Advisory Committee and Youth Committee Minutes be received for information.

CARRIED

7. DELEGATIONS

7.1. Specific Interest (Items Listed on the Meeting Agenda)

7.1.1. Delegation by Ilham Abdulkadir regarding item 10.5 Notice of Permit to Take Water 101 Brock Rd S

Resolution No. 2026-287: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Delegation by Ilham Abdulkadir regarding item 10.5 Notice of Permit to Take Water 101 Brock Rd S be received for information.

CARRIED

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

7.2.1.None

8. PUBLIC MEETINGS

8.1. September 16, 2026 at 6:30 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding 2027 User Fees and Charges By-law

8.2. September 16, 2026 at 7:30 P.M. Public Open House held in-person at the Puslinch Community Centre (23 Brock Road South) regarding Recreation and Parks Master Plan

8.3. October 7, 2026 at 6:00 P.M. Public Information Meeting held in-person at the in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-SNY – 339 Downey Road

8.4. October 7, 2026 at 6:00 P.M. Public Information Meeting held in-person at in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-KUK – Arkell Subdivision

8.5. October 7, 2026 at 6:00 P.M. Public Information Meeting held in-person at the in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-HAS – 7248 Gore Road (Emerald Lake)

9. REPORTS

9.1. **Puslinch Fire and Rescue Services**

9.1.1. Report FIR-2026-004 Puslinch Fire and Rescue Services 2nd Quarter Report

Resolution No. 2026-288: Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report FIR-2026-004 Puslinch Fire and Rescue Services 2nd Quarter Report be received for information.

CARRIED

9.2. **Finance Department**

9.2.1. Report FIN-2026-021 2027 Proposed User Fees and Charges

Resolution No. 2026-289: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report FIN-2026-021 entitled 2027 Proposed User Fees and Charges be received; and

That the Alcohol Risk Management Policy be brought forward to Council for consideration based on the recommendations outlined in this Report regarding security requirements and facility capacity limits; and

That Council direct staff to proceed with holding a Public Information Meeting on September 16, 2026 at 6:30 p.m. to obtain public input on the proposed User Fees and Charges By-law as outlined in Schedule A to Report FIN-2026-021; and

That staff report back to Council with the results of the public engagement process and Council's feedback into the final proposed 2027 User Fees and Charges By-law for consideration.

CARRIED

9.2.2. Report FIN-2026-022 2025 Commodity Price Hedging Agreements

Resolution No. 2026-290: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report FIN-2026-022 entitled 2025 Commodity Price Hedging Agreements be received; and

That Council accepts the Treasurer's statement that based on the information supplied by Local Authority Services (LAS), all commodity price hedging agreements are consistent with the Township's statement of policies and goals related to the use of financial agreements to address commodity pricing and costs as outlined in Schedule A to Report FIN-2026-022.

CARRIED

9.2.3. Report FIN-2026-024 Municipal Performance Measurement Program Report for 2025

Resolution No. 2026-291: Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Report FIN-2026-024 entitled Municipal Performance Measurement Program Report for 2025 be received.

CARRIED

9.3. **Office of the CAO**

9.3.1. Report CAO-2026-009 Temporary Use Conformity Request

Resolution No. 2026-292: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report CAO-2026-012 entitled Temporary Use Conformity Request be received for information; and

That Council request that the County of Wellington amend Section 13.4 of the Wellington County Official Plan to ensure that the temporary use provisions accurately reflect the authority provided under Section 39 of the Planning Act, through whatever administrative or other process the County considers appropriate, having regard for the timeliness of the correction; and

That should the County determine that the correction cannot be made through an administrative process, the County advise the Township accordingly, at which time the Township will commence the appropriate Official Plan Amendment process.

CARRIED

9.4. **Corporate Services Department**

9.4.1. Puslinch Development Design Guidelines - A Framework for Renewal, Reinvestment and Community Building

Resolution No. 2026-293: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That the Puslinch Development Design Guidelines - A Framework for Renewal, Reinvestment and Community Building be received for information; and,

That Council approves the Puslinch Development Design Guidelines as amended.

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. Draft Puslinch Recreation and Parks Master Plan

Resolution No. 2026-294: Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That the Draft Puslinch Recreation and Parks Master Plan be received for information; and

That Council's feedback be incorporated into the final draft to be presented to Council on October 21, 2026.

CARRIED

Council Recess 12:20pm- 1:00pm

Councillor Sara Bailey
Councillor Russel Hurst
Councillor Jessica Goyda
Councillor John Sepulis
Mayor James Seeley

10. CORRESPONDENCE:

10.1. Presentation by Sonny Karunakaran regarding Wellington Waterloo Power Line Project Hydro

Resolution No. 2026-295: Moved by Councillor Sepulis and Seconded by Councillor Bailey

That Correspondence Item 10.1 entitled Presentation by Sonny Karunakaran regarding Wellington Waterloo Power Line Project Hydro One be received for information; and,

Whereas Hydro One is undertaking an Environmental Assessment for a proposed transmission line in the Township of Puslinch;

And Whereas the Environmental Assessment Technical Advisory Committee (EA TAC) would benefit from local knowledge and community perspectives regarding the Mill Creek area and surrounding environs;

And Whereas it is important that the Township have the resources and expertise necessary to provide informed input throughout the Environmental Assessment process and to advocate for an alignment that minimizes impacts on the Township and its residents;

And Whereas a Public Meeting is preferred over an Open House format so that residents can collectively hear the same presentation, information and answers to questions, and hear the concerns raised by other residents;

And Whereas the EA does not include the 401 corridor;

And Whereas the review of the co-location of new transmission lines on existing towers or increasing the capacity of the existing lines;

Therefore Be It Resolved That Council request that Hydro One include in addition to Township representatives, a representative from Help Protect Puslinch and the Mill Creek Stewards on the Environmental Assessment Technical Advisory Committee; and,

That Township staff be requested to prepare a plan, including estimated costs, for consideration as part of the 2027 budget, to provide the Township with appropriate technical and professional support to participate in the Environmental Assessment process, including supporting, reviewing and providing input on the proposed 401 alignment and reviewing the draft Environmental Assessment with particular emphasis given to the Socio-Economic Environment evaluation category; and,

That Council request that Hydro One hold a Public Meeting in the Township of Puslinch this year to explain the Environmental Assessment process, present the alternatives being considered, and provide residents with an opportunity to ask questions and provide comments; and

That Council direct staff to have an appropriate consultant review the Kitchener-Waterloo-Cambridge-Guelph Integrated Regional Resource Plan prepared by the IESO in 2024 to ensure that the proposed Wellington Waterloo Power Line Project meets the recommendations outlined in the report.

That staff and Mayor liaise in conjunction with MPP Racinsky and MPP Rae with appropriate parties to petition the inclusion the Highway 401 Corridor as an alternative vote in the EA;

That the IESO be requested to provide information why the option to co-locate with the existing lines and towers or increasing the capacity of the existing are not available as this is the prevue of the IESO.

CARRIED

10.2. Response to MECP Comments regarding Glen Christie Quarry Permit to Take Water

Resolution No. 2026-296: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Correspondence Item 10.2 entitled Response to MECP Comments regarding Glen Christie Quarry Permit to Take Water be received for information; and,

That Council direct staff to submit the comments from the Township's Hydrogeologist and ecologist highlighting the remaining outstanding items as presented including providing the Township with the associated ecology report; and

That Council direct staff to provide the report and recommendations to the Township of Guelph Eramosa and the City of Guelph requesting endorsement and support; and

That Council maintain its objection until such time that full reports are provided where only summaries have been provided to date.

CARRIED

10.3. Presentation by Karen Medeiro regarding Wellington County O.P.P. Detachment Board Report

Resolution No. 2026-297: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Correspondence Item 10.3 entitled Presentation by Karen Medeiros regarding Wellington County OPP Detachment Board Report be received for information.

CARRIED

10.4. IESO South and Central Final Bulk Plan

Resolution No. 2026-298: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Correspondence Item 10.4 entitled IESO South and Central Final Bulk Plan be received for information; and,

That Council direct staff to have an appropriate representative to come to Council to present the proposed Puslinch to Guelph lines as well as the increased facilities at the Puslinch Hydro Station south of 401 on Concession 7.

CARRIED

10.5. Notice Permit to Take Water 101 Brock Rd S - White Wolf Property Management Inc.

Resolution No. 2026-299: Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Correspondence Item 10.5 entitled Notice Permit to Take Water 101 Brock Rd S - White Wolf Property Management Inc be received for information; and

Whereas the Ministry of the Environment, Conservation and Parks (MECP) are considering a renewal of the Permit to Take Water (PTTW) for White Wolf Property Management Inc. at 101 Brock Road South to reduce the daily water taking from 3,600,000 litres to 986,400 litres; and

Whereas the Township has submitted an objection/request for additional time to review the proposed PTTW renewal and provide further comments; and

Whereas the Township's hydrogeologist will review the proposed PTTW renewal and provide comments to Council prior to the expiry of the comment extension; and

Whereas the proposed PTTW identifies water bottling as the intended use at the property;

Therefore, be it resolved, that Council:

1. **Receives the proposed PTTW renewal and confirms the Township's request for additional time to review and comment;**
2. **Directs staff to complete the Township's hydrogeological review and bring the hydrogeologist's comments to Council prior to the expiry of the comment extension;**
3. **At a minimum, requests that MECP limit the renewed PTTW to a maximum term of five (5) years, rather than ten (10) years;**
4. **Requests that MECP require the proponent to confirm that water bottling is taking place, or is intended to take place, at the property and, where the proposed water bottling use is not occurring or intended to occur, that the renewal not be approved for that use until such time as the use is established or otherwise demonstrated to MECP; and**
5. **Directs staff to forward this resolution and the Township hydrogeologist's comments to MECP and the proponent.**

CARRIED

10.6 Hamilton Conservation Authority 2027 Draft Budget

Resolution No. 2026-300: Moved by Councillor Sepulis and Seconded by Councillor Bailey

That Correspondence Item 10.6 entitled Hamilton Conservation Authority 2027 Draft Budget be received for information.

CARRIED

11. COUNCIL REPORT

11.1. Mayor Updates – The mayor provided an update that the fall fair was well attended. Gave thanks to the Agricultural Society for all the work to make the fall fair successful.

Mayor Seeley gave an update on TAPMO initiatives and meetings with the MOF to advocate for changes to the aggregate tax class.

Resolution No. 2026-301: Moved by Councillor Sepulis and Seconded by Councillor Hurst

That Council receive Mayor's updates for information.

CARRIED

11.2. Councillor Updates – Councillor Hurst remarked on the Heritage Advisory Committee meeting and thanked the committee, staff, and all the consultants for their work over the last term.
11.3. Councillor Updates – Councillor Goyda remarked on the Wellness and Community Advisory Committee and their last meeting earlier this week.
11.4. Councillor Updates – Councillor Bailey remarked on the last Youth Advisory Committee meeting earlier this week.

Resolution No. 2026-302: Moved by Councillor Hurst and Seconded by Councillor Sepulis

That Council receive Mayor's updates for information.

CARRIED

12. BY-LAWS

12.1. First, Second and Third Reading
12.1.1. BL2026-057 Joint Audit Compliance Committee Appointment Update
12.1.2. BL2026-058 Remuneration By-law for Staff

Resolution No. 2026-303: 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:

By-law 2026-057 Being a By-law to appoint Members to the Wellington County Joint Municipal Election Compliance Audit Committee.

By-law 2026-058 Being a By-law to establish the rates of remuneration to Staff of the Corporation of the Township of Puslinch.

CARRIED

13. ANNOUNCEMENTS

The Puslinch Community Showcase is coming up on October 3, 2026 at the Puslinch Community Centre (23 Brock Rd S) from 10:00 a.m. to 3:00 p.m..

14. CLOSED SESSION

None

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. 2026-304: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

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

By-law 2026-059 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 September 2026.

CARRIED

19. ADJOURNMENT

Resolution No. 2026-305: Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council hereby adjourns at 2:35 p.m.

CARRIED

_____
James Seeley, Mayor

_____
Justine Brotherston, Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 1, 2026 YOUTH ADVISORY COMMITTEE MEETING
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –
23 BROCK RD S, PUSLINCH

MINUTES

DATE: June 1, 2026
MEETING: 6:00 P.M.

The June 1, 2026 Youth Advisory Committee was held on the above date and called to order at 6:05 p.m. via in person participation at the Puslinch Community Centre, 23 Brock Rd S.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

Attendance:
Councillor Sara Bailey - Chair
Katey Whaling
Jasmine Coburn
Nimrit Basi
Aaron Dochstader
Oliver Van Gerwen
Carter Devries
Kenzo Szatori
Suraj Jheeta

Absent:
Danica Reed
Talia Wineberg
Xander Wineberg
Kaiden Wineberg

Staff in Attendance:
Laura Emery, Manager of Corporate Services / Deputy Clerk

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-029: Moved by Nimrit Basi and
Seconded by Jasmine Coburn

That the Youth Advisory Committee approves the June 1, 2026 Agenda as circulated.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

7.1 May 4, 2026 Youth Advisory Committee Minutes

Resolution No. 2026-030: Moved by Aaron Dochstader and Seconded by Suraj Jheeta

That the Consent Agenda items listed for the June 1, 2026 Youth Advisory Committee meeting be received for information.

CARRIED

7. COMMITTEE AND STAFF REPORTS

8.1 Report – YOU-2026-006 – Committee Goals and Objectives and Working on our Projects

Resolution No. 2026-031: Moved by Kenzo Szatori and Seconded by Carter Devries

That report YOU-2026-006 entitled Committee Goals and Objectives and Working on our Projects be received for information; and,

That the presentations by Suraj Jheeta, Aaron Dochstader, Kenzo Szatori, and Carter Devries be received.

CARRIED

8.1 Ice Breaker Activity – Township Staff

Resolution No. 2026-032: Moved by Katey Whaling and Seconded by Oliver Van Gerwen

That the ice breaker activity be received for information.

CARRIED

8. CORRESPONDENCE

None

9. ANNOUNCEMENTS

None

10. NOTICE OF MOTION

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2026-033: Moved by Jasmine Coburn and
Seconded by Aaron Dochstader

That the Youth Advisory Committee hereby adjourns at 8:12 p.m.

CARRIED

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MAY 4, 2026 HERITAGE ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

MINUTES

DATE: May 4, 2026
MEETING: 1:00 P.M.

The May 4, 2026, Heritage Advisory Committee meeting was held on the above date and called to order at 1:08 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:
Russel Hurst - Chair
Lily Klammer-Tsuji
Cheryl Mclean
Andy Day
Ray Smith
Kristine O'Brien – arrived at 1:26 p.m.

Absent:

Staff in Attendance:
Laura Emery, Manager of Corporate Services/Deputy Clerk

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-023: Moved by Andy Day and Seconded by Lily Klammer-Tsuji

That the Heritage Advisory Committee approves the May 4, 2026 Agenda as circulated.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. DELEGATIONS

None

7. CONSENT AGENDA

7.1. March 2, 2026 Heritage Advisory Committee Meeting Minutes
7.2. April 1, 2026 Heritage Advisory Committee Special Meeting Minutes
7.3. 2025 Council and Committee Year in Review

Resolution No. 2026-024: Moved by Cheryl Mclean and Seconded by Ray Smith

That the Consent Agenda items listed for the May 4, 2026 Heritage Advisory Committee meeting be received for information.

CARRIED

8. COMMITTEE AND STAFF REPORTS

8.1 Report – HER-2026-007 – 2022-2026 Goals and Objectives Update

Resolution No. 2025-025: Moved by Lily Klammer-Tsuji and Seconded by Cheryl Mclean

That report HER-2026-007 entitled 2022-2026 Goals and Objectives Update be received for information.

CARRIED

9. CORRESPONDENCE

None

10. ANNOUNCEMENTS

None

11. NOTICE OF MOTION

None

12. NEW BUSINESS

None

13. ADJOURNMENT

Resolution No. 2026-026: Moved by Kristine O'Brien
Seconded by Andy Day

That the Heritage Advisory Committee hereby adjourns at 2:04 p.m.

CARRIED

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel. 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17e étage
Toronto ON M7A 2J3
Tél. 416 585-7000

Ontario

234-2026-3477

September 15, 2026

Dear Head of Council,

As we continue working together to protect Ontario workers and communities from President Trump's tariffs, I am writing to make clear our government's expectation that municipalities fully comply with Ontario's Buy Ontario policies and maximize the use of Ontario and Canadian goods and services in municipal procurement. In addition, we will be seeking to extend the Building Ontario Business Initiative (BOBI) to municipalities for good and services procurement.

American tariffs and anti-trade actions against Canadian imports are causing uncertainty for thousands of Ontario businesses and millions of Ontario workers. In response, Ontario has implemented strong procurement requirements that prioritize Ontario and Canadian goods and services in provincial and municipal procurement. These requirements ensure that every possible dollar of Ontario's more than $30 billion in annual procurement, as well as our $236 billion, 10-year infrastructure plan, supports Ontario and Canadian workers.

Ontario taxpayers expect municipalities to do the same. Ontario municipalities spend more than $22 billion each year procuring goods and services. The Municipal Buy Ontario Procurement Directive requires municipalities, local boards and municipal services corporations to prioritize Ontario and Canadian products. In light of this latest round of tariffs and anti-trade actions against Canada, adherence to these requirements is not optional. It is an absolute must. Municipalities must use every available opportunity to prioritize Ontario and Canadian goods and services.

I appreciate that many municipalities are already taking steps to maximize their use of Ontario and Canadian content. Today, I am making clear your obligation, and that of your municipal leadership team, to closely review your supply chains, procurement practices and upcoming purchases to identify every opportunity to increase domestic procurement. This should include determining whether goods and services currently sourced from outside Canada can be replaced with Ontario or Canadian alternatives, including through the expanded application of BOBI.

…/2

Failure to comply with Buy Ontario requirements will force us to reconsider provincial funding made available to municipalities, in addition to other consequences under the Buy Ontario Act (Public Sector Procurement), 2025.

In the face of these unprecedented economic attacks against our province and country, we all have a responsibility to do everything within our control to protect our workers and communities. Following Buy Ontario procurement policies can make the difference for an Ontario company that might otherwise be forced to close its doors or lay off workers because of U.S. tariffs.

I welcome your continued partnership as we work together as a united Team Canada to stand up for our province and country and protect Ontario workers and families.

Your Chief Administrative Officer will also receive correspondence outlining our government's expectations that municipal administrations identify further opportunities to increase domestic procurement.

Sincerely,



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

c: The Hon. Stephen Crawford, Minister of Public and Business Service Delivery and Procurement

[redacted]

From: AMO Policy <policy@amo.on.ca>
Sent: September 15, 2026 2:44 PM
To: Admin
Subject: AMO Policy Update - Data Centres and Building Code Review

Categories: Consent

This sender is trusted.



AMO Policy Update – Data Centres and Building Code Review

Top Insights

• AMO's submission to the provincial Data Centre Playbook consultation calls for a framework that balances data centre development with other provincial and municipal priorities and ensures tangible benefits for host communities.

• AMO's advocacy on the Ontario Building Code review supports exploring opportunities to streamline building approvals while strengthening key outcomes, including strong energy efficiency standards that are increasingly important as municipalities can no longer set their own.

AMO's Advocacy on the Proposed Provincial Data Centre Playbook

AMO has submitted comments to the provincial Data Centre Playbook consultation. We are pleased that the proposed Playbook reflects AMO's previous advocacy by recognizing the need for a province-wide framework

that balances the strategic opportunities data centres provide with the risks and impacts on host communities.

Our new submission, *Balanced Priorities, Local Benefits: A Framework for Data Centre Development* outlines five recommendations to provide clarity and consistency in how data centres are evaluated to help advance projects only where they are the right fit for Ontario's economy and host community:

1. Create a requirement and framework to balance provincial and municipal priorities alongside data centres.
2. Give priority to Canadian-owned companies.
3. Give priority to projects that offer a community benefit agreement to ensure economic benefits accrue to host communities.
4. Create a collaborative process for the review of proposed facilities that involves the province, municipalities, and Indigenous Communities.
5. Commit to maintaining full municipal planning and development approvals.

AMO's Submission to the Provincial Building Code Review

AMO has written to the Chair of the Building Code Short-Term Advisory Body with recommendations for the ongoing line-by-line review of the Ontario Building Code (OBC). The letter expresses AMO's ongoing support for efforts that can help make building faster, easier and more affordable, while helping building officials review, approve and inspect projects more efficiently. These changes can help municipalities accelerate priority housing and economic development projects. AMO also recommends that changes to the OBC balance streamlining with protecting important outcomes like strong energy efficiency standards that municipalities no longer have the authority to require through local development standards.

An online version of 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

Grand River Conservation Authority

Summary of the General Membership Meeting – September 25, 2026

To GRCA/GRCF Boards and Grand River watershed municipalities - Please share as appropriate.

Action Items

The Board approved the resolutions in the following reports as presented in the agenda:

- GM-09-26-90 - Board Governance - Executive Committee
- GM-09-26-89 - 2027 Municipal Apportionment Vote
- GM-09-26-88 - Financial Summary
- GM-09-26-91 - Reimbursement for Use of Personal Vehicles (Staff and Members)
- GM-09-26-92 - Campsite Reservation System RFP Results
- GM-09-26-93 - LED Video Wall System RFP Award - Flood Operation Centre
- GM-09-26-94 - GRCA Non-Residential Property Rentals Policy
- GM-09-26-C25 - Disposition of Property – Belwood Lake Cottage Lot Program (Closed agenda)
- GM-09-29-C23 – Non-Union Salary Adjustments January 1, 2027 (Closed agenda)

Information Items

The Board received the following reports as information:

- GM-09-26-96 - Chair's Report
- GM-09-26-87 - Cash & Investment Status
- GM-09-26-86 - Community Pasture Request
- GM-09-26-95 – Current Watershed Conditions
- GM-09-29-C24 - Labour relations and employee negotiations (Closed agenda)

Delegations and Correspondence

There were no delegations present and no correspondence was received.

Source Protection Authority Correspondence & Action Items

The General Membership of the GRCA also acts as the Source Protection Authority Board. There was no meeting this month.

For full agendas and reports, and past minutes, please refer to our Board meeting calendar. The minutes of this meeting will be posted following approval at the next meeting of the General Membership.

You are receiving this email as a GRCA board member, GRCF board member, or a Grand River watershed participating municipality. If you do not wish to receive this monthly summary, please respond to this email with the word ‘unsubscribe’.

PORT COLBORNE
Legislative Services

Municipal Offices: 66 Charlotte Street
Port Colborne, Ontario L3K 3C8 · www.portcolborne.ca

T 905.228.8031 F 905.834.5746
E charlotte.madden@portcolborne.ca

September 15, 2026

Email: premier@ontario.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queens Park
Toronto, ON M7A 1A1

Dear Honourable Doug Ford:

Re: City of Port Colborne Supports the Township of Armour regarding Support for Sustainable and Predictable Operating funding for Ontario's Public Libraries

Please be advised that, at its meeting of September 8, 2026, the Council of The Corporation of the City of Port Colborne supported the resolution received from the Township of Armour regarding support for Sustainable and Predictable Operating funding for Ontario's Public Libraries.

The correspondence is attached for your consideration.

Sincerely,

[redacted]

Charlotte Madden
City Clerk

ec: Zee Hamid, Minister of Tourism, Culture and Gaming
Jeff Burch, MPP for Niagara West
Association of Municipalities in Ontario (AMO)
Ontario Library Association (OLA)
Federation of Ontario Public Libraries (FOPL)
All Ontario Municipalities

DISTRICT OF PARRY SOUND

56 ONTARIO STREET
PO BOX 533
BURK'S FALLS, ON
P0A 1C0

(705) 382-3332
(705) 382-2954
Fax: (705) 382-2068
Email: admin@armourtownship.ca
Website: www.armourtownship.ca

Date: **August 11, 2026**

Motion # 2026-236

WHEREAS public libraries provide essential services including literacy, education, technology access, employment resources, and community programming;

AND WHEREAS the Burk's Falls, Armour & Ryerson Union Public Library serves the residents of the Township of Armour and surrounding communities;

AND WHEREAS the provincial funding received by the Burk's Falls, Armour & Ryerson Union Public Library has remained at $13,914 annually since 1990, despite significant increases in the cost of providing library services;

AND WHEREAS the Township of Armour's contribution to library services has increased from $14,097.99 in 2001 to $98,722 in 2026, placing an increasing financial burden on municipal taxpayers;

AND WHEREAS the Ontario Library Association and Federation of Ontario Public Libraries have called for increased and sustainable provincial funding for public libraries;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour petitions the Government of Ontario, through the Ministry of Tourism, Culture and Gaming, to substantially increase and provide sustainable, predictable operating funding for Ontario's public libraries;

AND BE IT FURTHER RESOLVED THAT copies of this resolution be forwarded to the Premier of Ontario, the Minister of Tourism, Culture and Gaming, the local Member of Provincial Parliament, the Association of Municipalities of Ontario (AMO), the Ontario Library Association (OLA), and the Federation of Ontario Public Libraries (FOPL) for their support and advocacy;

AND BE IT FURTHER RESOLVED THAT this resolution be circulated to municipalities across Ontario for their consideration and support.

Moved by:			**Seconded by:**		
	Blakelock, Rod	☐		Blakelock, Rod	☐
	Brandt, Jerry	☐		Brandt, Jerry	☑
	Haggart-Davis, Dorothy	☑		Haggart-Davis, Dorothy	☐
	Ward, Rod	☐		Ward, Rod	☐
	Whitwell, Wendy	☐		Whitwell, Wendy	☐

Carried / Defeated [redacted]

Declaration of Pecuniary Interest by: _____

TOWNSHIP OF ARMOUR

DISTRICT OF PARRY SOUND

56 ONTARIO STREET
PO BOX 533
BURK'S FALLS, ON
P0A 1C0

(705) 382-3332
(705) 382-2954
Fax: (705) 382-2068
Email: admin@armourtownship.ca
Website: www.armourtownship.ca

Date: **August 11, 2026**

Recorded vote requested by: _____

Recorded Vote:	For	Opposed
Blakelock, Rod	☐	☐
Brandt, Jerry	☐	☐
Haggart-Davis, Dorothy	☐	☐
Ward, Rod	☐	☐
Whitwell, Wendy	☐	☐

The Municipality of the

VILLAGE OF BURK'S FALLS

Moved By: [redacted] Date: September 15, 2026

Seconded By: [redacted] Resolution # 2026-256

Be it resolved;

WHEREAS public libraries provide essential services including literacy, education, technology access, employment resources, and community programming;

AND WHEREAS the Burk's Falls, Armour & Ryerson Union Public Library serves the residents of the Village of Burk's Fall and surrounding communities;

AND WHEREAS the provincial funding received by the Burk's Falls, Armour & Ryerson Union Public Library has remained at $13,914 annually since 1990, despite significant increases in the cost of providing library services;

AND WHEREAS the Village of Burk's Falls contribution to library services has increased from $11,788.00 in 2001 to $64,738 in 2026, placing an increasing financial burden on municipal taxpayers;

AND WHEREAS the Ontario Library Association and Federation of Ontario Public Libraries have called for increased and sustainable provincial funding for public libraries;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Village of Burk's Falls petitions the Government of Ontario, through the Ministry of Tourism, Culture and Gaming, to substantially increase and provide sustainable, predictable operating funding for Ontario's public libraries;

AND BE IT FURTHER RESOLVED THAT copies of this resolution be forwarded to the Premier of Ontario, the Minister of Tourism, Culture and Gaming, the local Member of Provincial Parliament, the Association of Municipalities of Ontario (AMO), the Ontario Library Association (OLA), and the Federation of Ontario Public Libraries (FOPL) for their support and advocacy;

AND BE IT FURTHER RESOLVED THAT this resolution be circulated to municipalities across Ontario for their consideration and support.

Recorded Vote requested by: _____

Ryan Baptiste	*for / opposed*
Ashley Brandt	*for / opposed*
Sean Cotton	*for / opposed*
Chris Hope	*for / opposed*
Nancy Kyte	*for / opposed*

[redacted]

Carried *Defeated* *Deferred*

Pecuniary Interest declared by:

_____

_____

[redacted]

Mayor [redacted]

TOWNSHIP OF RAMARA

2297 Highway 12,
PO Box 130
Brechin, Ontario L0K 1B0
p.705-484-5374
f. 705-484-0441

September 22, 2026

Via Email

The Honourable Sylvia Jones, Minister of Health, Province of Ontario
The Honourable Marjorie Michel, Minister of Health, Government of Canada
The Honourable Jill Dunlop, Minister of Emergency Preparedness and Response and MPP for Simcoe North
Adam Chambers, MP for Simcoe North

Re: Support for Continued Research, Clinical Guidance, and Access to Care for Individuals Experiencing Persistent Lyme-Related Illness

At its meeting held on September 14, 2026, the Council of the Township of Ramara adopted the following resolution regarding persistent Lyme-related illness and access to care. Council respectfully requests your consideration and support of this resolution.

Resolution Number CR.221.2026
Moved by Jennifer Fisher
Seconded by Joe Gough

WHEREAS Lyme disease is a growing public health concern in Ontario and across Canada due to the expanding range of tick populations and increasing incidence of tick-borne illnesses;

AND WHEREAS early diagnosis and treatment of Lyme disease are essential to reducing the risk of long-term health complications;

AND WHEREAS some individuals continue to experience persistent, debilitating symptoms following recommended treatment for Lyme disease, significantly affecting their quality of life, ability to work, and overall well-being;

AND WHEREAS Lyme disease is recognized and insured under the Ontario Health Insurance Plan (OHIP), but Canada has not adopted a nationally accepted clinical definition of "chronic Lyme disease," and current Canadian clinical guidance instead recognizes Post-Treatment Lyme Disease Syndrome (PTLDS);

AND WHEREAS the absence of a nationally accepted definition for persistent Lyme-related illness may contribute to inconsistencies in diagnosis, treatment options, physician education, access to care, and publicly funded services for affected patients;

AND WHEREAS municipalities have an interest in advocating for equitable access to healthcare services that improve the health and well-being of their residents;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Ramara calls upon the Province of Ontario and the Government of Canada to collaborate with medical experts, researchers, healthcare providers, and patient representatives to:

- Continue research into persistent symptoms following Lyme disease and emerging evidence related to long-term outcomes;
- Review existing clinical guidance as new scientific evidence becomes available;
- Enhance physician education and awareness regarding the diagnosis and management of patients experiencing persistent Lyme-related symptoms;
- Improve access to multidisciplinary assessment and care for individuals experiencing ongoing symptoms following Lyme disease; and
- Review current funding policies and access to medically necessary diagnostics and treatments, where supported by emerging evidence and best clinical practice;

BE IT FURTHER RESOLVED THAT Council requests the Province of Ontario advocate to the Government of Canada for continued national leadership in developing evidence-informed guidance on persistent Lyme-related illness;

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to request support from:

- Sylvia Jones, Minister of Health, Province of Ontario;
- Marjorie Michel, Minister of Health, Government of Canada;
- Public Health Agency of Canada;
- Association of Municipalities of Ontario;
- Rural Ontario Municipal Association;
- Jill Dunlop, Minister of Emergency Preparedness and Response and MPP for Simcoe North;
- Adam Chambers, MP for Simcoe North; and
- All Ontario municipalities.

CARRIED.

The Township of Ramara respectfully requests your support for this resolution.

Thank you for your consideration of this matter.

Respectfully submitted,

Nate Harrington
Assistant Clerk

Cc. Public Health Agency of Canada
Association of Municipalities of Ontario (AMO)
Rural Ontario Municipal Association (ROMA)

Bcc. All Ontario Municipalities

TOWNSHIP OF
PUSLINCH
EST. 1850

Township of Puslinch Council
C/O Courtenay Hoytfox, CAO
7404 Wellington Rd 34,
Puslinch ON
VIA EMAIL:
admin@puslinch.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

September 21, 2026

RE: 8.3 Report – HER-2026-010 – Heritage Advisory Committee 2022-2026 Term in Review

Please be advised that Township of Puslinch Council, at its meeting held on September 14, 2026 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2021-031: Moved by Lily Klammer-Tsuji and
Seconded by Kristine O'Brien

That report HER-2026-010 entitled Heritage Advisory Committee 2022-2026 Term in Review be received; and,

That this report be forwarded to the next term of the Council for consideration in establishing the Heritage Advisory Committee's initial Goals and Objectives for the 2026-2030 term; and,

That the following additional item for Heritage Insurance Challenges for designated properties be recommended to the next term of Council for consideration as draft goals and objectives:

- Develop insurance support letters and a toolkit for owners of heritage designated properties to provide to insurance providers and liaise with other municipalities and associations to identify concerns, best practices, and province-wide solutions to heritage property insurance challenges.

That the Committee recommend that Council direct staff to develop and publish a Committee Term in Review social media post and public notice for all Advisory Committees.

CARRIED

TOWNSHIP OF
PUSLINCH
EST. 1850

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk

7404 Wellington Road 34, Puslinch, ON N0B 2J0
Tel: (519) 763-1226 Fax: (519) 763-5846 admin@puslinch.ca



Wellington O.P.P.
Detachment Board Report

Summer 2026 (June, July & August)

Detachment Commander:
Inspector Karen Medeiros

From the Detachment Commander

This summer proved to be an exceptionally busy and productive season for the Wellington County OPP. Officers were actively engaged throughout the county, taking to both the roadways and waterways to enhance public safety through enforcement, education, and community outreach initiatives.

As many of our community members head back to school, I would like to take this opportunity to remind everyone to prioritize safety on our roads during this busy time of year. Be mindful of children walking or riding their bicycles to and from school. When amber lights are flashing on a school bus, slow down and be prepared to stop. Students who ride their bikes to school should ensure they are wearing their helmets and look both ways before crossing the street, use a crosswalk, and obey crossing guards. Back to school season is an exciting time, but it is also a time where we all need to do our part to make it a safe school year for everyone.

In September, we recognize National Police Woman Day. The Wellington County OPP proudly recognizes and celebrates the strength, dedication, and courage of the women who serve in law enforcement. From protecting our communities to leading with integrity, policewomen continue to break barriers and inspire future generations.

As summer draws to a close, the Wellington County OPP is preparing for another busy season of community engagement. Throughout September, members will continue to support a variety of local events, including Remembrance Day services and fall fairs. Enjoy your last weeks of warm weather and stay safe!



Inspector Karen Medeiros
519-846-5930

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Crime

Crime Unit

Supervisor: Detective Sergeant, Mezie Huggins

During the months of June, July, and August, members of the Wellington County OPP Crime Unit attended Ontario Sex Offender Registry (OSOR) training. The OSOR registry is a critical tool used to monitor registered sex offenders within our communities and ensure compliance with court-imposed conditions.

During this reporting period, members of the Wellington County OPP Crime Unit initiated an investigation into a hit-and-run collision involving a pedestrian on Wellington Road 18 outside of Fergus. Investigators continue to actively pursue leads and advance the investigation.

The Wellington County Crime Unit, in collaboration with the Criminal Investigation Bureau, continues to investigate a fatal motor vehicle collision in Mapleton that tragically claimed the lives of five young children.

Investigators also continue their work on several historical homicides, including the 2005 death of Tammy Penner. This summer, renewed social media outreach was undertaken to raise awareness of the case and encourage anyone with information to come forward.

Community Street Crime Unit

The Wellington County OPP Community Street Crime Unit (CSCU) currently benefits from the support of two members assigned to the unit on a temporary basis. Both officers have demonstrated exceptional professionalism and adaptability, quickly integrating into ongoing operations and contributing meaningfully to several complex investigations.

The Wellington County OPP CSCU remains actively engaged in multiple ongoing local investigations and continues to collaborate closely with neighbouring police services and other specialized units.

Investigators with the Wellington County OPP CSCU made significant progress on several investigations over the summer months, including a drug trafficking investigation where the CSCU executed a search warrant at a residence in North Wellington. The warrant was executed with the assistance of the West Region Emergency Response Team. As a result, two individuals were arrested and charged with drug trafficking offences. Police seized a quantity of illicit drugs and drug trafficking paraphernalia during the search.

In July, the CSCU assisted the Wellington County OPP Crime Unit with the execution of a search warrant stemming from a firearms investigation. The investigation revealed that a North Wellington resident was in possession of firearms without the required licensing. The CSCU assisted with the execution of the warrant and the subsequent search of the property. Several firearms were seized, and the individual was charged with multiple firearms-related offences. The investigations disrupted local organized criminal activity, removed dangerous substances and weapons from local communities, recovered property for victims, and strengthened partnerships with specialized units and neighbouring police services.

Traffic Management Unit
Supervisor: Acting Sergeant Hugh Brennan

Throughout the summer, the Wellington County OPP Traffic Management Unit continued to support Provincial Traffic Safety Program. These long weekend traffic campaigns focused on the "Big Four" contributing factors commonly associated with fatal and serious collisions, by reenforcing safe driving practises through proactive patrol, public education, and high-visibility traffic enforcement initiatives. These factors include:

1. Impaired Driving
2. Aggressive Driving / Speeding
3. Distracted Driving
4. Seat Belt Non-Compliance

These campaigns occurred on Canada Day Weekend and the Civic Long Weekend. The Civic Long Weekend campaign also had a special focus on 'Move Over' violations to enhance the safety of emergency responders, tow operators, and other roadside workers.

June 15th to 21st marked the annual Stop, Look, Live campaign. The campaign focused on driver behaviours that contribute to preventable collisions, including failing to stop at stop signs, failing to yield the right of way, and inattentive driving. Through education and enforcement, the initiative aimed to raise awareness and encourage safer driving habits on Wellington County roadways.

Additionally, the Wellington County Marine officers spent numerous hours on local waterways, conducting proactive enforcement and educating boaters about safe boating practises, while ensuring vessels had all required safety equipment on board.

Earlier this summer, Traffic Management Unit member, Provincial Constable Tucker Campbell, achieved the distinction of becoming a sworn member of the OPP Golden Helmets Precision Motorcycle Team. This significant accomplishment reflects a high level of dedication, skill, and expertise. Congratulations Provincial Constable Campbell!

Black Cat Monitoring Devices

Location	Study Length	Number of Vehicles	Posted Speed Limit	85th Percentile
Wellington Road 7, Elora	**6 days**	**57,077**	**50**	**58**
Wellington Road 12, Arthur	**8 days**	**32,896**	**60**	**67**
Wellington Road 14, Arthur	**8 days**	**34,870**	**50**	**52**

This data is being used to target specific complaint locations from members of the community or those identified internally.

Community Response

Community Response Unit
Supervisor: Sergeant Adam McGough

Community Engagement:

During June, July and August, members of the Wellington County OPP Community Response Unit were actively involved in numerous community events, summer camps and fundraising initiatives across Wellington County.

This summer, the Wellington County OPP welcomed three students through the Youth in Policing Initiative (YIPI). The program provided a valuable opportunity for local youth to gain firsthand policing experience. Students spent the summer learning about various aspects of police work, attending community engagement events and assisting with proactive crime prevention initiatives. Members of the Wellington County OPP would like to thank the students for their contributions throughout the summer and wish them continued success in their future endeavours!



In June, the Wellington County OPP joined forces with the Guelph Eramosa Fire Department in a friendly tug-of-war fundraiser BBQ. In total, the event raised over $600 in support of Federated Health Charities.





In July, members of the Community Response Unit and Auxiliary Unit teamed up to host a series of Marine Safety events at Guelph Lake and Conestogo Lake. The events featured representatives from the Ministry of Natural Resources, the Drayton Fire Department and the Grand River Conservation Authority, who all shared insights on marine safety, conservation efforts and responsible boating

practices. A huge thanks goes out to Salus Marine for supplying life jackets which were used to showcase the importance of wearing a properly fitted life jacket.



Throughout the summer months, members of the Wellington County OPP Community Response Unit were invited to several local summer camps, where they connected with youth, provided bike safety training, and highlighted the important role OPP officers play in keeping communities safe.

The Wellington County OPP Community Response Unit is pleased to welcome Provincial Constable Kyle Fozard to the team and looks forward to the enthusiasm he will bring to the role of Community Engagement Officer.

Looking ahead, the Wellington County OPP Community Response Unit remains committed to community engagement and is preparing to support upcoming Remembrance Day services, fall fairs, Halloween events, and other seasonal activities across the county.

Summer Events, Local Communication and Education:

Ontario Provincial Police - West Region
Published by Derek Rogers · 4m ·

#WellingtonOPP - Committed to safety through partnership with our 2SLGBTQI+ communities. We're stonger together.

County of Wellington ^cm See less



Ontario Provincial Police - West Region
Published by Derek Rogers · 4m ·

#WellingtonOPP was so pleased to be invited to the Optimist Club of Moorefield Annual Bike Rodeo this past weekend!

It was a fantastic opportunity to teach local youth about safe cycling.

Thank you to organizers, community partners and to everyone who came out!

~

#WellingtonOPP a été ravi d'être invité au « Bike Rodeo » annuel de l'Optimist Club de Moorefield la fin de semaine dernière!

Ce fut une occasion fantastique de sensibiliser les jeunes de la région à la sécurité à vélo.

Merci aux organisateurs, aux partenaires communautaires et à tous ceux qui sont venus!

#bikesafety #safecycling
County of Wellington
Township of Mapleton ^cm See less





Ontario Provincial Police - West Region
Published by Derek Rogers · 4m ·

This week, #WellingtonOPP members are out supporting the Stop. Look. Live. Campaign. Our focus is on drivers who fail to stop at stop signs, fail to yield the right of way and drive inattentively.

Stay safe by remembering:

- On rural roads where speed limits are often higher, watch for stop signs - scan ahead and drive at a safe speed
- Come to a complete, deliberate stop at every stop sign
- Look in all directions, more than once, before proceeding
- Never assume other drivers will stop or yield
- Watch for pedestrians, cyclists, and approaching vehicles

Choosing to slow down and take that extra moment is an act of care-for yourself, your passengers, and every other road user.

#StopLookLive #RoadSafety #DriveSafe

County of Wellington ^cm See less



Ontario Provincial Police - West Region
Published by Derek Rogers · 3m ·

#WellingtonOPP - If it's too hot for you, it's too hot for them.

Cracked windows won't keep your pet safe in hot weather. A vehicle can heat up in minutes, putting them at risk of heatstroke or even death.

Local By-Law charge is $360 for first offence. If you see an animal left alone in a vehicle, give us a call.

If they can't come with you, leave them at home.

County of Wellington ^mrb See less





opp_west

opp_west #WellingtonOPP - It's finally the long weekend! Before you head out, make sure your home is safe and secure.

Tips for safeguarding your home:

- Secure your windows and doors.
- Avoid hiding spare keys outside your home.
- Ask someone you trust to keep an eye on your property.
- Eliminate objects around your property that could assist a break-in (i.e. rocks, tools or ladders).
- Install timers on your electronics to create the appearance that someone is home.
- Arrange for lawn care to help maintain a lived-in appearance.
- Install motion-activated exterior lighting to illuminate your property and help deter suspicious activity.
- Install a security camera or alarm system.
- Keep trees, hedges and shrubs well trimmed to eliminate any hiding spots around your property.
- Take photos and keep a record of serial #s of valuable items.
- Wait until you return home to post vacation photos and travel updates on social media.

If you observe any suspicious activity in your neighbourhood, give us a call.

@wellingtoncounty ^cm

6m

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6 minutes ago

Ontario Provincial Police - West Region

Published by Derek Rogers · 56m ·

#WellingtonOPP is happy to partner with our community by taking part in this year's Camp Day. Visit your local Tim Hortons to support a good cause!

County of Wellington

Tim Hortons ^cm See less



Ontario Provincial Police - West Region

Published by Derek Rogers · 4m ·

#WellingtonOPP is gearing up for a weekend on the water, focusing on education and enforcement to keep our waterways safe.

If you're headed out to the lake this weekend, remember to:

- Have one properly fitted lifejacket or PFD on board for each person (children should always wear theirs and be actively supervised)
- Ensure you have all required safety equipment onboard
- NEVER boat while impaired by alcohol or drugs
- Check the weather forecast before heading out
- Keep a safe speed and watch for other water users

Let's work together to make it a safe and enjoyable weekend on the water!

~

#WellingtonOPP se prépare pour une fin de semaine sur l'eau, en mettant l'accent sur la sensibilisation et l'application de la loi afin d'assurer la sécurité sur les cours d'eau.

Si vous prévoyez aller au lac cette fin de semaine, n'oubliez pas :

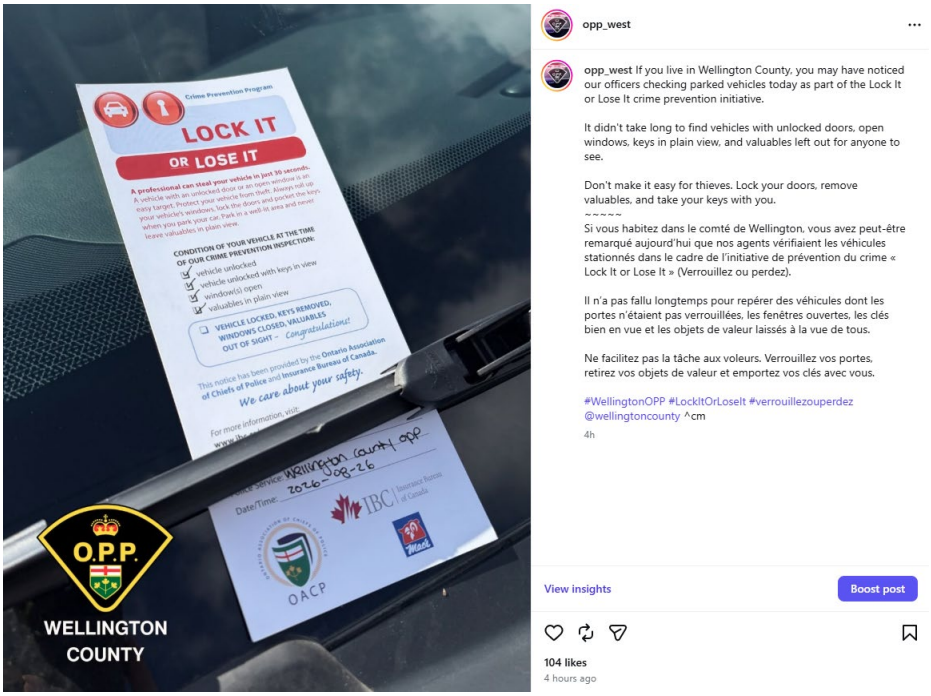
- Avoir à bord un gilet de sauvetage ou un VFI bien ajusté pour chaque personne (les enfants doivent toujours porter le leur et être surveillés de près)
- Assurez-vous d'avoir tout l'équipement de sécurité requis à bord
- Ne naviguez JAMAIS sous l'influence de l'alcool ou de drogues
- Vérifiez les prévisions météorologiques avant de partir
- Maintenez une vitesse sécuritaire et faites attention aux autres usagers de l'eau

Travaillons ensemble pour passer une fin de semaine sécuritaire et agréable sur l'eau!

#MarineSafety #BoatSafe

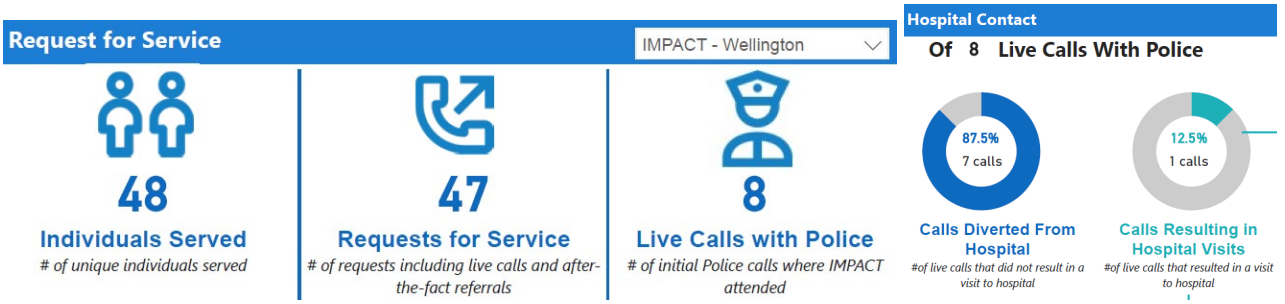
County of Wellington ^cm See less





IMPACT (Integrated Mobile Police and Crisis Team)

June 2026



July 2026



August 2026



Auxiliary Unit
Unit Commander: Acting Auxiliary Staff Sergeant Steven Moniz
Liaison: Provincial Constable Stephen Gilfillan

Over the summer months, Auxiliary Unit continued to support Regular Force members on patrols and at community events, including the Mount Forest Fireworks Festival, the Fergus Scottish festival, and Hillsburgh Family Fun Day.
The Auxilliary Unit also welcomed a new member, Auxiliary Constable McLelland, who has since completed basic training at General Headquarters in Orillia and is already making great contributions to the unit. The Auxiliary Unit looks forward to welcoming an additional member in September.

As we enter into the fall months, the Auxiliary Unit is preparing for food drive season to help support local food banks.



Personnel & Acknowledgements

The Wellington County OPP was pleased to welcome new recruits, Provincial Constable Alex Green and Provincial Constable Prashanth Raju, to the Wellington County OPP during the summer. They are sure to be great additions to the Wellington County OPP team. Provincial Constables McNeil and Illes, who joined the detachment earlier in 2026, completed secondary recruit training to further expand their knowledge, skills and abilities.



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

Report a Crime Online

News releases

Upcoming events

Social media

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OPP Detachment Board Report
Collision Reporting System
June 2026

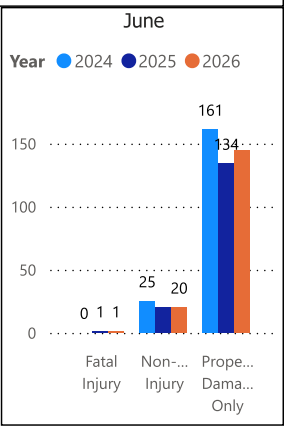
Motor Vehicle Collisions by Type

June

Year	2024		2025		2026	
CollisionType	Incidents	% Change	Incidents	% Change	Incidents	% Change
Fatal Injury	0	-100.0%	1	--	1	0.0%
Non-Fatal Injury	25	0.0%	20	-20.0%	20	0.0%
Property Damage Only	161	-2.4%	134	-16.8%	145	8.2%
Total	**186**	**-2.6%**	**155**	**-16.7%**	**166**	**7.1%**

YTD

Year	2024		2025		2026	
CollisionType	Incidents	% Change	Incidents	% Change	Incidents	% Change
Fatal Injury	5	-37.5%	5	0.0%	1	-80.0%
Non-Fatal Injury	126	2.4%	115	-8.7%	124	7.8%
Property Damage Only	911	13.9%	860	-5.6%	876	1.9%
Total	**1042**	**11.9%**	**980**	**-6.0%**	**1001**	**2.1%**



Data source (Collision Reporting System) date:
12-Aug-2026

Detachment: 6T - WELLINGTON COUNTY

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
12-Aug-2026

Report Generated on:
01-Sep-2026 1:51:32 PM

OPP Detachment Board Report
Collision Reporting System
June 2026

Fatalities in Detachment Area - Incidents

June

Type	Motor Vehicle			Motorized Snow Vehicle			Off-Road Vehicle		
Year	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change
2024	0	0	-100.0%	0	0	--	0	0	--
2025	0	0	--	0	0	--	1	1	--
2026	0	1	--	0	0	--	0	0	-100.0%

YTD

Type	Motor Vehicle			Motorized Snow Vehicle			Off-Road Vehicle		
Year	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change
2024	0	4	-50.0%	0	0	--	0	1	--
2025	0	4	0.0%	0	0	--	1	1	0.0%
2026	0	1	-75.0%	0	0	--	0	0	-100.0%

Fatalities in Detachment Area - Persons Killed

June

Type	Motor Vehicle		Motorized Snow Vehicle		Off-Road Vehicle	
Year	Persons Killed	% Change	Persons Killed	% Change	Persons Killed	% Change
2024	0	-100.0%	0	--	0	--
2025	0	--	0	--	1	--
2026	6	--	0	--	0	-100.0%

YTD

Type	Motor Vehicle		Motorized Snow Vehicle		Off-Road Vehicle	
Year	Persons Killed	% Change	Persons Killed	% Change	Persons Killed	% Change
2024	5	-37.5%	0	--	1	--
2025	4	-20.0%	0	--	1	0.0%
2026	6	50.0%	0	--	0	-100.0%

Primary Causal Factors in Fatal Motor Vehicle Collisions

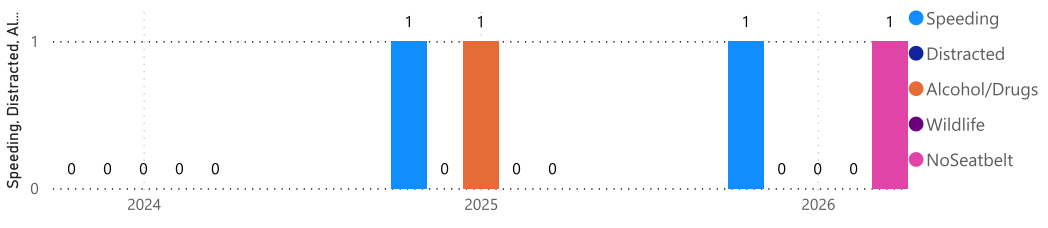
June

	2024	2025	2026
Speeding	0	1	1
Speeding % Change	--	--	0.0%
Distracted	0	0	0
Distracted % Change	--	--	--
Alcohol/Drugs	0	1	0
Alcohol/Drugs % Change	--	--	-100.0%
Wildlife	0	0	0
Wildlife % Change	--	--	--
NoSeatbelt	0	0	1
NoSeatbelt YoY%	--	--	--

YTD

	2024	2025	2026
Speeding	1	2	1
Speeding % Change	0.0%	100.0%	-50.0%
Distracted	2	1	0
Distracted % Change	0.0%	-50.0%	-100.0%
AlcoholDrugs	0	1	0
AlcoholDrugs % Change	-100.0%	--	-100.0%
Wildlife	0	0	0
Wildlife % Change	--	--	--
NoSeatbeltYTD	1	1	1
NoSeatbeltYTD YoY%	0.0%	0.0%	0.0%

June



Data source (Collision Reporting System) date:

12-Aug-2026

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OPP Detachment Board Report
Records Management System
June 2026

Criminal Code and Provincial Statute Charges Laid

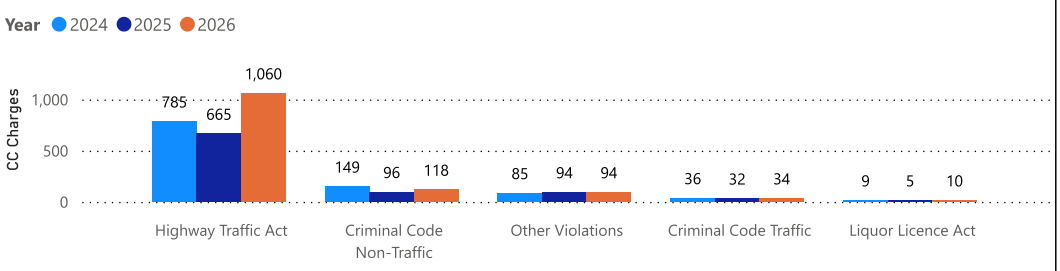
June

Year	2024		2025		2026	
ChargeCategory1	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Criminal Code Non-Traffic	149	20.2%	96	-35.6%	118	22.9%
Criminal Code Traffic	36	16.1%	32	-11.1%	34	6.3%
Highway Traffic Act	785	58.9%	665	-15.3%	1,060	59.4%
Liquor Licence Act	9	-40.0%	5	-44.4%	10	100.0%
Other Violations	85	84.8%	94	10.6%	94	0.0%
Total	**1,064**	**49.9%**	**892**	**-16.2%**	**1,316**	**47.5%**

YTD

Year	2024		2025		2026	
ChargeCategory1	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Criminal Code Non-Traffic	787	14.6%	644	-18.2%	654	1.6%
Criminal Code Traffic	196	21.0%	183	-6.6%	205	12.0%
Highway Traffic Act	5,289	35.8%	3,870	-26.8%	5,269	36.1%
Liquor Licence Act	48	-21.3%	34	-29.2%	46	35.3%
Other Violations	425	28.4%	462	8.7%	539	16.7%
Total	**6,745**	**31.3%**	**5,193**	**-23.0%**	**6,713**	**29.3%**

June



Traffic Related Charges

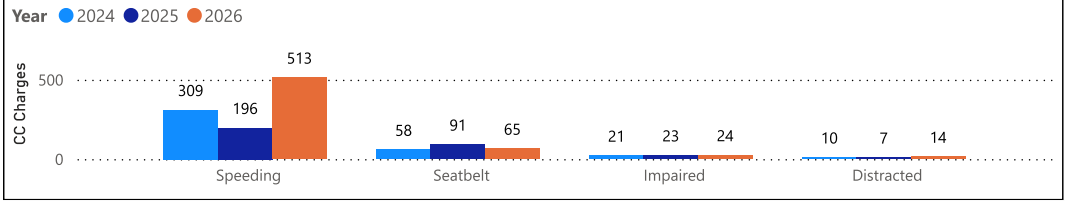
June

Year	2024		2025		2026	
ChargeCategory2	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Speeding	309	50.7%	196	-36.6%	513	161.7%
Seatbelt	58	56.8%	91	56.9%	65	-28.6%
Impaired	21	0.0%	23	9.5%	24	4.3%
Distracted	10	25.0%	7	-30.0%	14	100.0%

YTD

Year	2024		2025		2026	
ChargeCategory2	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Speeding	2,654	58.9%	1,016	-61.7%	2,326	128.9%
Seatbelt	292	40.4%	387	32.5%	432	11.6%
Impaired	121	12.0%	132	9.1%	141	6.8%
Distracted	57	14.0%	104	82.5%	112	7.7%

June



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Area(s): ALL

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OPP Detachment Board Report
Records Management System
June 2026

eTicketing Warnings

June

Year	2025		2026	
Type	Total	% Change	Total	% Change
Warning	525	-15.6%	584	11.2%

YTD

Year	2025		2026	
Type	Total	% Change	Total	% Change
Warning	2,719	-34.9%	3,462	27.3%

June



Note: The eTicketing system was not fully implemented until the end of 2022, therefore data is only available beginning in 2023. % Change in 2023 may appear higher in this report due to the incomplete 2022 data.

Detachment: 6T - WELLINGTON COUNTY

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Area(s): ALL

Data source date:
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Report Generated on:
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OPP Detachment Board Report
Records Management System
June 2026

Violent Crime

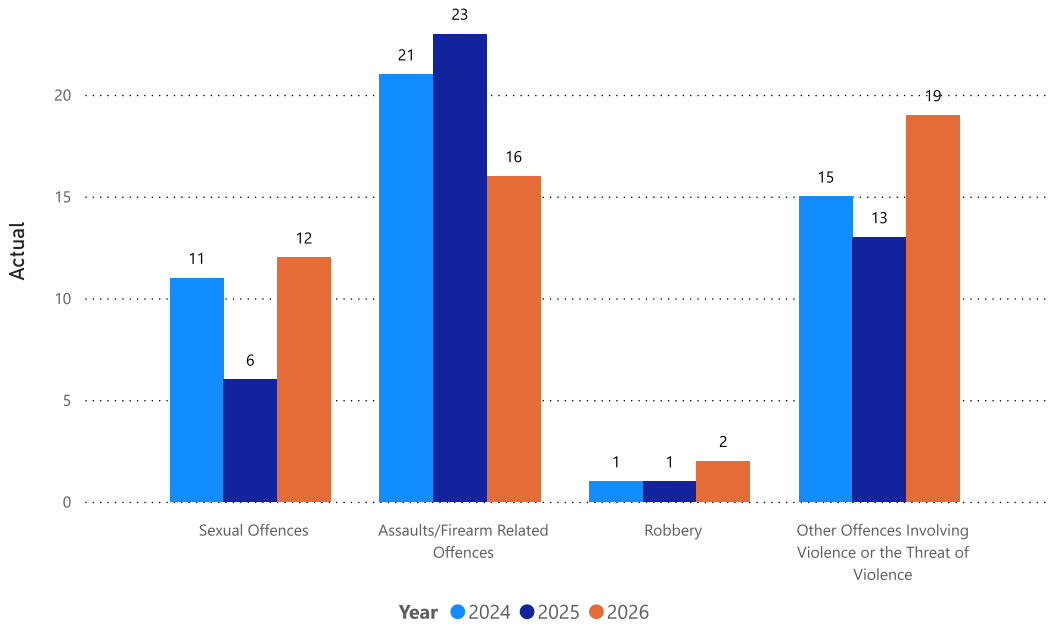
June

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Homicides	0	--	0	--	0	--
Other Offences Causing Death	0	--	0	--	0	--
Attempted Murder	0	--	0	--	0	--
Sexual Offences	11	10.0%	6	-45.5%	12	100.0%
Assaults/Firearm Related Offences	21	-4.5%	23	9.5%	16	-30.4%
Offences Resulting in the Deprivation of Freedom	0	-100.0%	0	--	0	--
Robbery	1	--	1	0.0%	2	100.0%
Other Offences Involving Violence or the Threat of Violence	15	7.1%	13	-13.3%	19	46.2%
Offences in Relation to Sexual Services	0	--	0	--	0	--
Total	**48**	**2.1%**	**43**	**-10.4%**	**49**	**14.0%**

YTD

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Homicides	0	-100.0%	1	--	0	-100.0%
Other Offences Causing Death	0	--	0	--	0	--
Attempted Murder	0	--	0	--	0	--
Sexual Offences	37	2.8%	42	13.5%	39	-7.1%
Assaults/Firearm Related Offences	111	4.7%	136	22.5%	106	-22.1%
Offences Resulting in the Deprivation of Freedom	1	-75.0%	1	0.0%	1	0.0%
Robbery	2	-33.3%	2	0.0%	5	150.0%
Other Offences Involving Violence or the Threat of Violence	72	1.4%	98	36.1%	95	-3.1%
Offences in Relation to Sexual Services	0	--	0	--	0	--
Total	**223**	**0.9%**	**280**	**25.6%**	**246**	**-12.1%**

June



Detachment: 6T - WELLINGTON COUNTY

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Area(s): ALL

Data source date:
12-Aug-2026

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OPP Detachment Board Report
Records Management System
June 2026

Property Crime

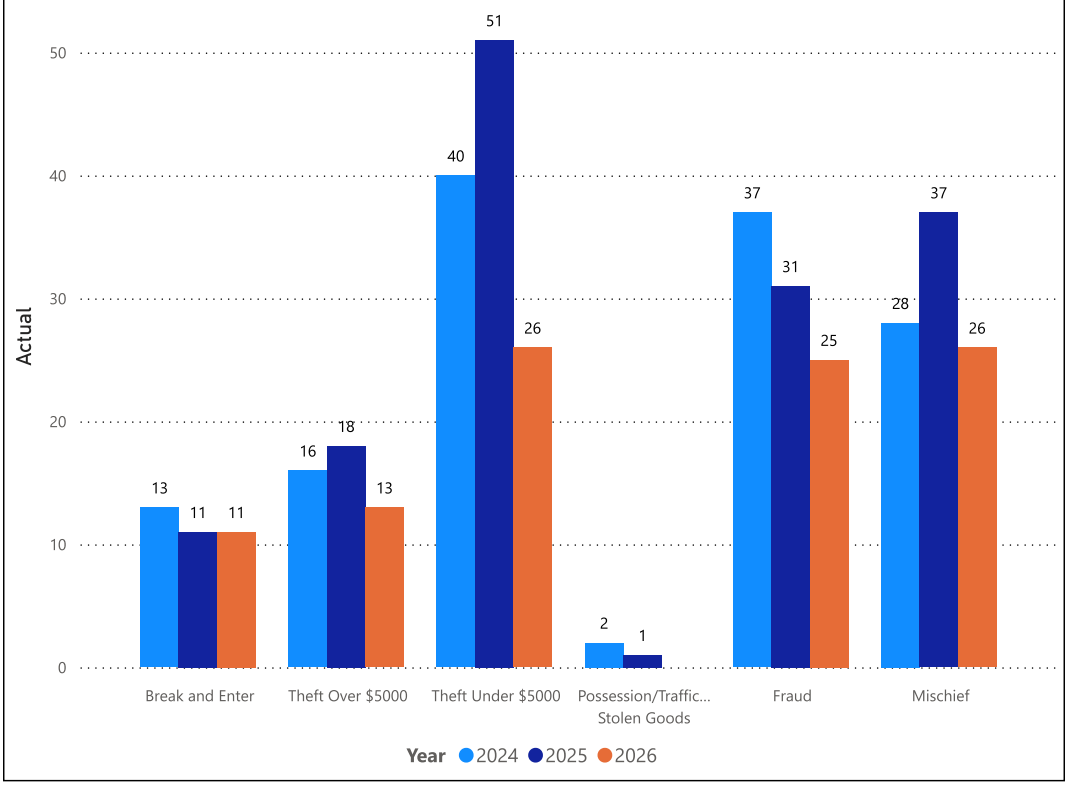
June

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Arson	0	-100.0%	0	--	0	--
Break and Enter	13	-18.8%	11	-15.4%	11	0.0%
Theft Over $5000	16	6.7%	18	12.5%	13	-27.8%
Theft Under $5000	40	53.8%	51	27.5%	26	-49.0%
Possession/Trafficking Stolen Goods	2	--	1	-50.0%	0	-100.0%
Fraud	37	-9.8%	31	-16.2%	25	-19.4%
Mischief	28	-9.7%	37	32.1%	26	-29.7%
Total	**136**	**2.3%**	**149**	**9.6%**	**101**	**-32.2%**

YTD

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Arson	1	-90.0%	1	0.0%	3	200.0%
Break and Enter	67	-5.6%	58	-13.4%	41	-29.3%
Theft Over $5000	105	23.5%	86	-18.1%	54	-37.2%
Theft Under $5000	228	29.5%	186	-18.4%	167	-10.2%
Possession/Trafficking Stolen Goods	7	-41.7%	10	42.9%	4	-60.0%
Fraud	224	1.4%	233	4.0%	134	-42.5%
Mischief	98	-12.5%	138	40.8%	107	-22.5%
Total	**730**	**6.3%**	**712**	**-2.5%**	**510**	**-28.4%**

June



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OPP Detachment Board Report
Records Management System
June 2026

Drug Crime

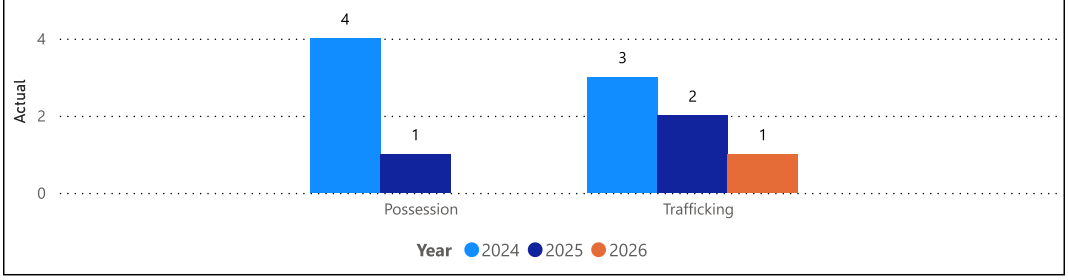
June

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Possession	4	300.0%	1	-75.0%	0	-100.0%
Trafficking	3	--	2	-33.3%	1	-50.0%
Importation & Production	0	--	0	--	0	--
Cannabis Possession	0	--	0	--	0	--
Cannabis Distribution	0	--	0	--	0	--
Cannabis Sale	0	--	0	--	0	--
Cannabis Importation & Exportation	0	--	0	--	0	--
Cannabis Production	0	--	0	--	0	--
Other Cannabis Violations	0	--	0	--	0	--
Total	**7**	**600.0%**	**3**	**-57.1%**	**1**	**-66.7%**

YTD

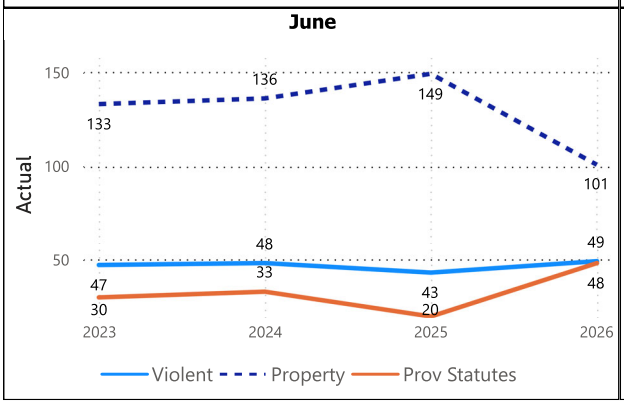
Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Possession	15	25.0%	3	-80.0%	3	0.0%
Trafficking	9	800.0%	7	-22.2%	7	0.0%
Importation & Production	0	--	0	--	0	--
Cannabis Possession	0	--	0	--	0	--
Cannabis Distribution	0	--	0	--	0	--
Cannabis Sale	0	--	0	--	0	--
Cannabis Importation & Exportation	0	--	0	--	0	--
Cannabis Production	0	-100.0%	0	--	0	--
Other Cannabis Violations	0	--	1	--	0	-100.0%
Total	**24**	**71.4%**	**11**	**-54.2%**	**10**	**-9.1%**

June



Top 3 Violation Types

June



Top 5 Violation Groups

June

ViolationGrp	2023	2024	2025	2026	Total
Theft Under $5000	26	40	51	26	**143**
Fraud	41	37	31	25	**134**
Provincial Statutes	30	33	20	48	**131**
Mischief	31	28	37	26	**122**
Assaults/Firearm Related Offences	22	21	23	16	**82**

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OPP Detachment Board Report
Records Management System
June 2026

Other Crime Occurrences

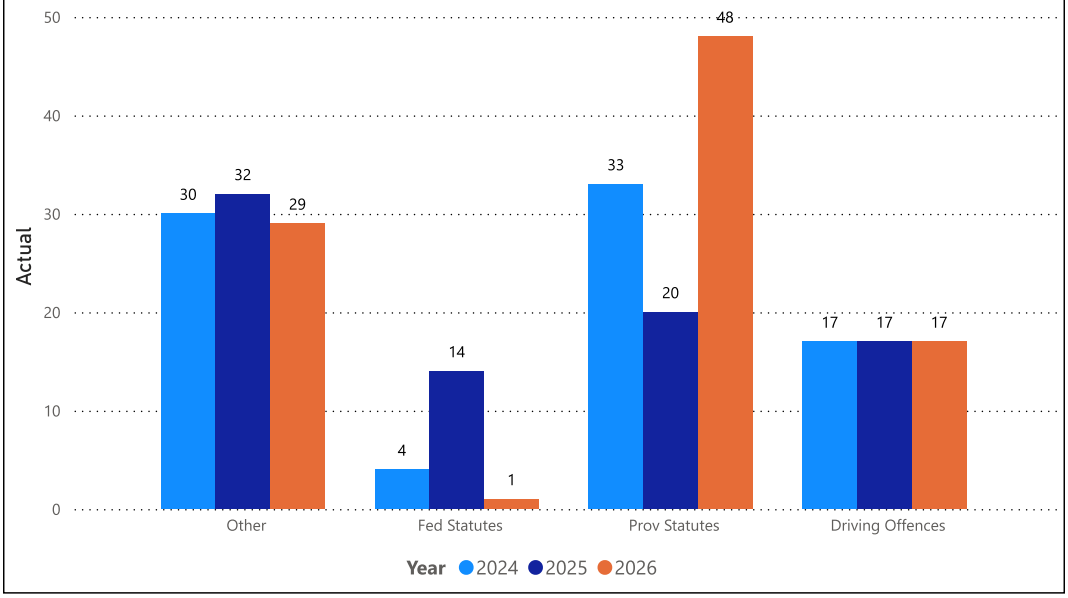
June

Year	2024		2025		2026	
Violation_rollup	Actual	% Change	Actual	% Change	Actual	% Change
Other	30	3.4%	32	6.7%	29	-9.4%
Fed Statutes	4	0.0%	14	250.0%	1	-92.9%
Prov Statutes	33	10.0%	20	-39.4%	48	140.0%
Driving Offences	17	-22.7%	17	0.0%	17	0.0%
Total	**84**	**-1.2%**	**83**	**-1.2%**	**95**	**14.5%**

YTD

Year	2024		2025		2026	
Violation_rollup	Actual	% Change	Actual	% Change	Actual	% Change
Other	162	1.3%	177	9.3%	160	-9.6%
Fed Statutes	17	70.0%	16	-5.9%	5	-68.8%
Prov Statutes	161	35.3%	141	-12.4%	259	83.7%
Driving Offences	100	7.5%	101	1.0%	100	-1.0%
Total	**440**	**15.2%**	**435**	**-1.1%**	**524**	**20.5%**

June



Detachment: 6T - WELLINGTON COUNTY

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
12-Aug-2026

Report Generated on:
01-Sep-2026 2:09:08 PM

OPP Detachment Board Report
Records Management System
June 2026

Clearance Rate

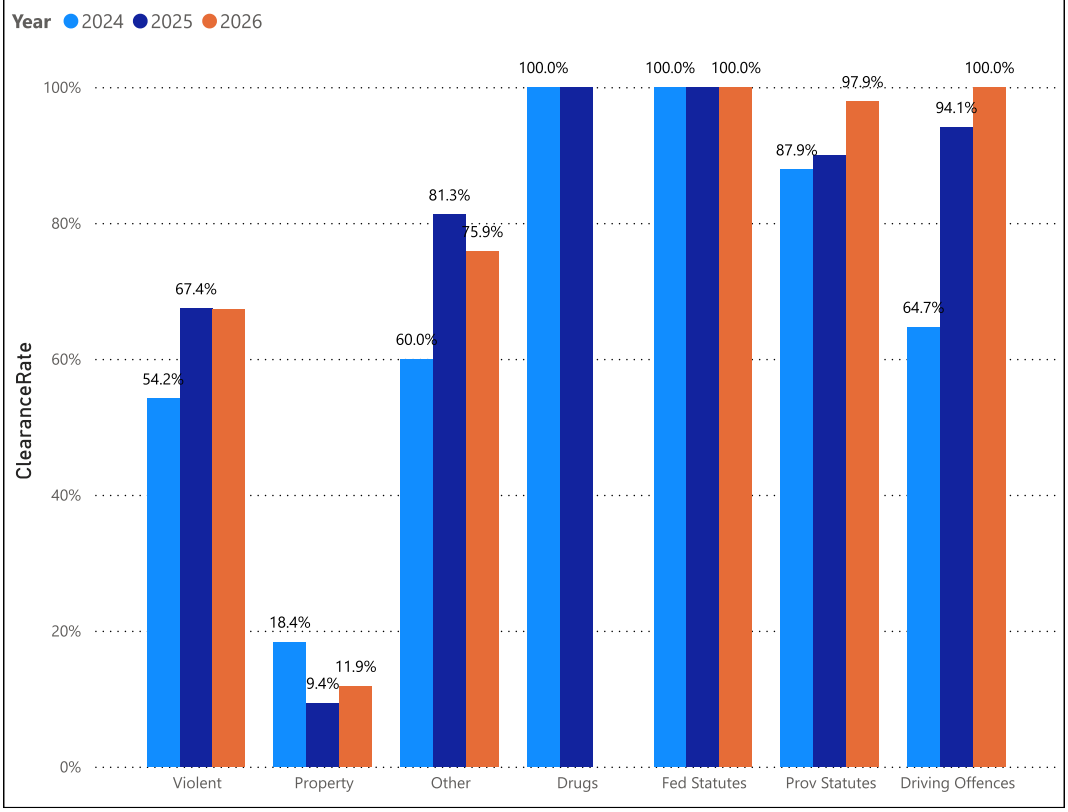
June

Year	2024		2025		2026	
	%	% Change	%	% Change	%	% Change
Violent	54.2%	-17.9%	67.4%	24.5%	67.3%	-0.1%
Property	18.4%	16.4%	9.4%	-48.9%	11.9%	26.4%
Other	60.0%	-8.4%	81.3%	35.4%	75.9%	-6.6%
Drugs	100.0%	0.0%	100.0%	0.0%	0.0%	-100.0%
Fed Statutes	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%
Prov Statutes	87.9%	-9.1%	90.0%	2.4%	97.9%	8.8%
Driving Offences	64.7%	-20.9%	94.1%	45.5%	100.0%	6.3%

YTD

Year	2024		2025		2026	
Violation_rollup	%	% Change	%	% Change	%	% Change
Violent	61.9%	-4.4%	70.0%	13.1%	65.0%	-7.1%
Property	15.2%	-14.4%	10.7%	-29.8%	15.9%	48.8%
Other	67.9%	2.5%	71.2%	4.8%	68.1%	-4.3%
Drugs	70.8%	-17.4%	63.6%	-10.2%	70.0%	10.0%
Fed Statutes	100.0%	11.1%	93.8%	-6.3%	100.0%	6.7%
Prov Statutes	93.8%	-2.9%	97.2%	3.6%	98.5%	1.3%
Driving Offences	76.0%	-12.7%	87.1%	14.6%	98.0%	12.5%

June



Detachment: 6T - WELLINGTON COUNTY

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
12-Aug-2026

Report Generated on:
01-Sep-2026 2:09:08 PM

OPP Detachment Board Report
Records Management System
June 2026

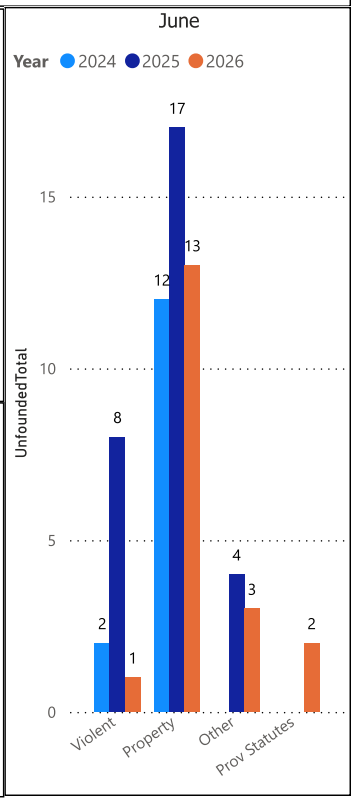
Unfounded

June

Year	2024		2025		2026	
Violation_rollup	Count	% Change	Count	% Change	Count	% Change
Violent	2	-71.4%	8	300.0%	1	-87.5%
Property	12	-52.0%	17	41.7%	13	-23.5%
Other	0	-100.0%	4	--	3	-25.0%
Drugs	0	--	0	--	0	--
Fed Statutes	0	--	0	--	0	--
Prov Statutes	0	--	0	--	2	--
Driving Offences	0	--	0	--	0	--
Total	**14**	**-64.1%**	**29**	**107.1%**	**19**	**-34.5%**

YTD

Year	2024		2025		2026	
Violation_rollup	Count	% Change	Count	% Change	Count	% Change
Violent	22	-31.3%	44	100.0%	24	-45.5%
Property	85	-17.5%	106	24.7%	85	-19.8%
Other	14	-30.0%	18	28.6%	19	5.6%
Drugs	0	--	2	--	1	-50.0%
Fed Statutes	0	--	0	--	0	--
Prov Statutes	1	-50.0%	1	0.0%	2	100.0%
Driving Offences	0	--	0	--	1	--
Total	**122**	**-22.3%**	**171**	**40.2%**	**132**	**-22.8%**



Detachment: 6T - WELLINGTON COUNTY

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
12-Aug-2026

Report Generated on:
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OPP Detachment Board Report
Records Management System
June 2026

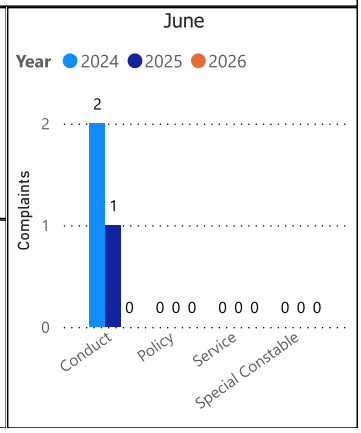
Public Complaints (Detachment Level Only)

June

Year	2024		2025		2026	
INCIDENT_TYPE	Count	% Change	Count	% Change	Count	% Change
Conduct	2	0.0%	1	-50.0%	0	-100.0%
Policy	0	--	0	--	0	--
Service	0	-100.0%	0	--	0	--
Special Constable	0	--	0	--	0	--
Total	**2**	**-33.3%**	**1**	**-50.0%**	**0**	**-100.0%**

YTD

Year	2024		2025		2026	
INCIDENT_TYPE	Count	% Change	Count	% Change	Count	% Change
Conduct	4	0.0%	8	100.0%	9	12.5%
Policy	0	--	0	--	0	--
Service	0	-100.0%	0	--	0	--
Special Constable	0	--	0	--	0	--
Total	**4**	**-20.0%**	**8**	**100.0%**	**9**	**12.5%**



Data source: RMS Data Feed
Ontario Provincial Police, Professional Standards Bureau Commander Reports - File Manager System

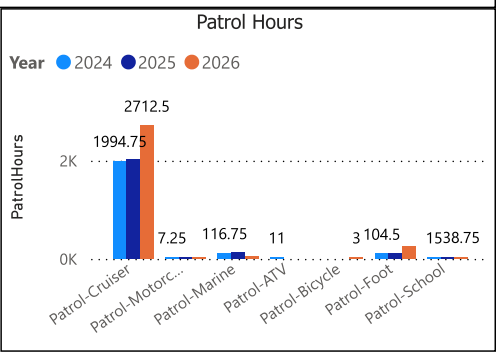
Data source date:
12-Aug-2026

Daily Activity Reporting

Daily Activity Reporting Patrol Hours

June

ODCdescr	2024	2025	2026
Patrol-Cruiser	1,994.75	2,032.25	2,712.50
Patrol-Aircraft	0.00	0.00	0.00
Patrol-Motorcycle	7.25	12.00	25.75
Patrol-Marine	116.75	126.00	55.50
Patrol-ATV	11.00	0.00	0.00
Patrol-Snowmobile	0.00	0.00	0.00
Patrol-Bicycle	0.00	0.00	3.00
Patrol-Foot	104.50	117.00	255.00
Patrol-School	15.00	28.25	38.75
Total	**2,249.25**	**2,315.50**	**3,090.50**



Data source (Daily Activity Reporting System) date:
12-Aug-2026

Detachment: 6T - WELLINGTON COUNTY
Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Data source date:
12-Aug-2026

Report Generated on:
01-Sep-2026 2:09:08 PM

OPP Detachment Board Report
Records Management System
June 2026

Youth Charges by Disposition Type

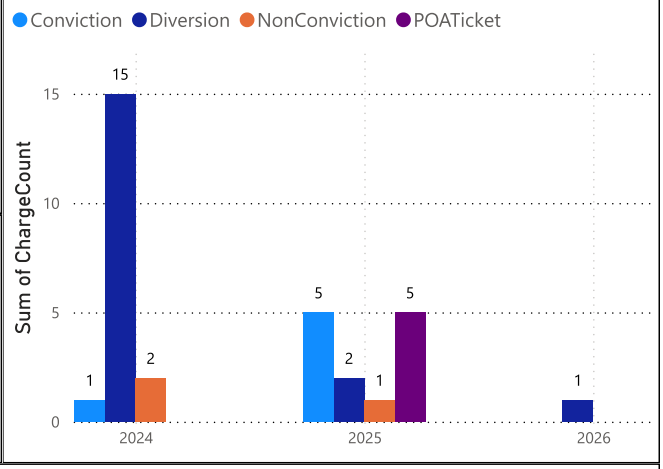
June

Disposition_Type	2024	2025	2026
Bail	0	0	0
Conference	0	0	0
Conviction	1	5	0
Diversion	15	2	1
NonConviction	2	1	0
NotAccepted	0	0	0
Total	**18**	**13**	**1**

YTD

Disposition_Type	2024	2025	2026
Bail	0	0	0
Conference	0	0	0
Conviction	6	8	4
Diversion	28	5	4
NonConviction	19	22	2
NotAccepted	0	0	0
Total	**54**	**45**	**18**

June



Youth Charges by Disposition and Occurrence Type

June

Year	2026						Total
OccType	Conference	Conviction	Diversion	NonConviction	NotAccepted	POATicket	
Mischief	0	0	1	0	0	0	**1**
Total	**0**	**0**	**1**	**0**	**0**	**0**	**1**

YTD

Year	2026							T
OccType	Bail	Conference	Conviction	Diversion	NonConviction	NotAccepted	POATicket	
Arson			0	1	0			
Assault	0		2	0	2	0		
eTicket - Vehicle			0	0	0	0	8	
Impaired/over 80			1		0	0		
Mischief		0	0	1	0	0	0	
Stolen vehicle			1	0	0	0	0	
Threats			0	2	0	0		
Total	**0**	**0**	**4**	**4**	**2**	**0**	**8**	

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

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
12-Aug-2026

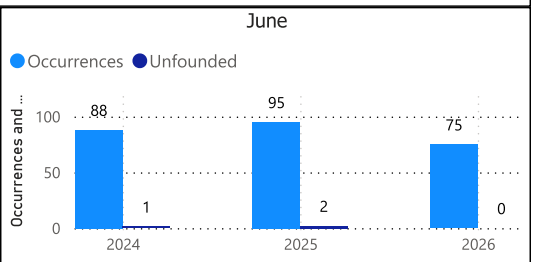
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01-Sep-2026 2:13:51 PM

OPP Detachment Board Report
Records Management System
June 2026

Mental Health Act Occurrences

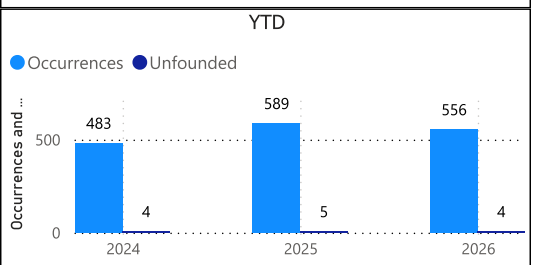
June

Year	Occurrences	Unfounded
2024	88	1
2025	95	2
2026	75	0



YTD

Year	Occurrences	Unfounded
2024	483	4
2025	589	5
2026	556	4



Mental Health Act Occurrences by Occurrence Type

June

Year	2026	
OccurrenceType	Occurrences	Unfounded
Assault	3	0
Assist Other Non Police Agency	1	0
Attempt or threat of suicide	7	0
Cybercrime - Mischief to Data/Ransomware/Malware	1	0
Family dispute	10	0
Intimate Partner Violence	4	0
Landlord tenant problem	1	0
Mental health act	34	0
Mischief	2	0
Missing person	2	0
Missing person located	1	0
Neighbour dispute	1	0
Person Well-Being Check	2	0
Sexual assault	2	0
Suspicious person	1	0
Threats	2	0
Voyeurism in relation to Persons under 18yrs 162(5) CC	1	0
Total	**75**	**0**

Detachment: 6T - WELLINGTON COUNTY

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Area(s): ALL

Data source date:
12-Aug-2026

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01-Sep-2026 2:09:08 PM

OPP Detachment Board Report
Records Management System
June 2026

Overdose Occurrences

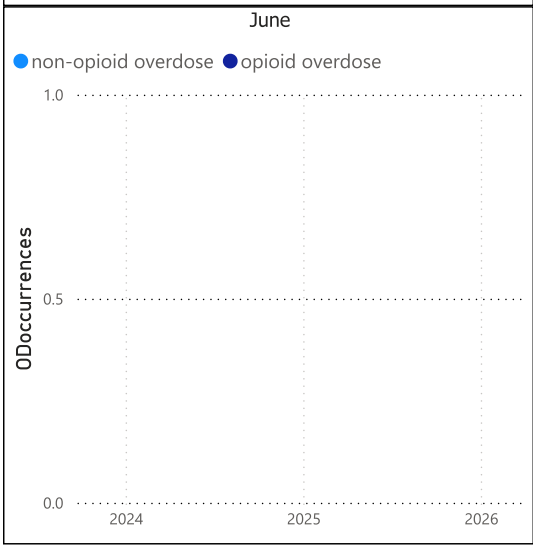
June

Fatal	2024	2025	2026
Fatal	**0**	**0**	**0**
non-opioid overdose	0	0	0
opioid overdose	0	0	0
non-Fatal	**1**	**1**	**0**
non-opioid overdose	0	0	0
opioid overdose	1	1	0
Total	**1**	**1**	**0**

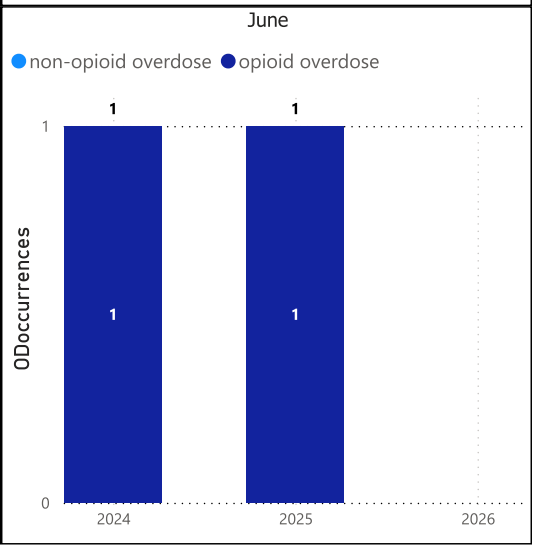
YTD

Fatal	2024	2025	2026
Fatal	**1**	**0**	**3**
non-opioid overdose	1	0	2
opioid overdose	0	0	1
non-Fatal	**3**	**3**	**1**
non-opioid overdose	1	0	0
opioid overdose	2	3	1
Total	**4**	**3**	**4**

Fatal Overdose Occurrences



Non-Fatal Overdose Occurrences



Detachment: 6T - WELLINGTON COUNTY

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OPP Detachment Board Report
Records Management System
June 2026

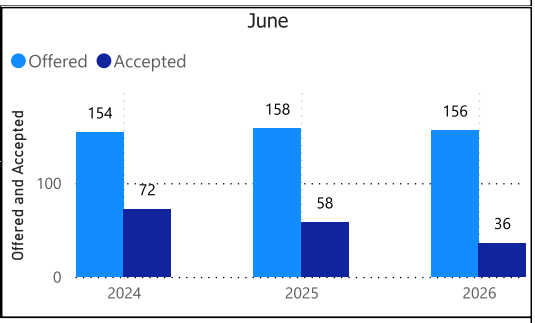
Referrals to Victim Service Agencies by Year

June

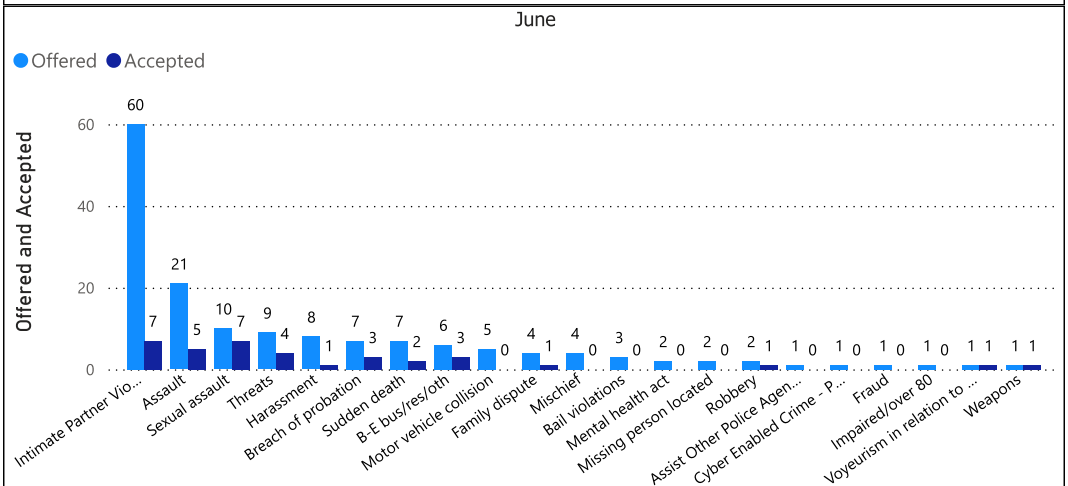
Year	Offered	Accepted	% Accepted
2024	154	72	45.9%
2025	158	58	36.5%
2026	156	36	23.1%

YTD

Year	Offered	Accepted	% Accepted
2024	759	264	34.0%
2025	919	319	34.3%
2026	832	243	29.0%



Referrals to Victim Service Agencies by Occurrence Type



Referrals Accepted (%) by Age Group

June

PersonAgeRange	2024	2025	2026
11 - 16	50.0%	50.0%	28.6%
17 - 25	55.6%	50.0%	26.7%
26 - 45	37.8%	37.1%	19.7%
46 - 65	58.3%	29.3%	20.5%
6 - 10	50.0%	50.0%	0.0%
Over 65	41.7%	22.2%	54.5%
Under 6	100.0%	0.0%	0.0%

YTD

PersonAgeRange	2024	2025	2026
	7.9%		
11 - 16	45.8%	46.4%	35.1%
17 - 25	58.9%	30.6%	32.3%
26 - 45	46.4%	33.4%	24.8%
46 - 65	58.9%	31.3%	31.5%
6 - 10	25.0%	37.5%	0.0%
Over 65	44.1%	44.3%	40.2%
Under 6	33.3%	28.6%	6.3%

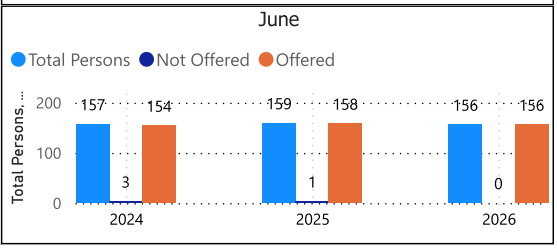
Referrals Not Offered

June

ServicesNotOfferedReason	2024	2025	2026
	0	0	0
	0	0	0
Victim deceased or unable to respond	3	1	0
Victim resides outside Ontario	0	0	0

YTD

ServicesNotOfferedReason	2024	2025	2026
	0	0	0
	0	1	0
Victim deceased or unable to respond	20	11	6
Victim resides outside Ontario	0	1	2



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Area(s): ALL

Data source date:
12-Aug-2026

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OPP Detachment Board Report
Collision Reporting System
July 2026

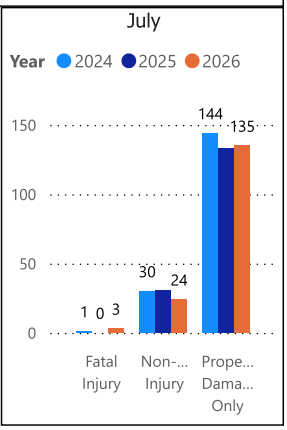
Motor Vehicle Collisions by Type

July

Year	2024		2025		2026	
CollisionType	Incidents	% Change	Incidents	% Change	Incidents	% Change
Fatal Injury	1	0.0%	0	-100.0%	3	--
Non-Fatal Injury	30	25.0%	31	3.3%	24	-22.6%
Property Damage Only	144	13.4%	133	-7.6%	135	1.5%
Total	**175**	**15.1%**	**164**	**-6.3%**	**162**	**-1.2%**

YTD

Year	2024		2025		2026	
CollisionType	Incidents	% Change	Incidents	% Change	Incidents	% Change
Fatal Injury	6	-33.3%	5	-16.7%	4	-20.0%
Non-Fatal Injury	156	6.1%	146	-6.4%	148	1.4%
Property Damage Only	1055	13.8%	993	-5.9%	1011	1.8%
Total	**1217**	**12.4%**	**1144**	**-6.0%**	**1163**	**1.7%**



Data source (Collision Reporting System) date:
12-Aug-2026

Detachment: 6T - WELLINGTON COUNTY

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Area(s): ALL

Data source date:
12-Aug-2026

Report Generated on:
02-Sep-2026 9:02:44 AM

OPP Detachment Board Report
Collision Reporting System
July 2026

Fatalities in Detachment Area - Incidents

July

Type	Motor Vehicle			Motorized Snow Vehicle			Off-Road Vehicle		
Year	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change
2024	0	0	-100.0%	0	0	--	1	1	--
2025	0	0	--	0	0	--	0	0	-100.0%
2026	0	3	--	0	0	--	0	0	--

YTD

Type	Motor Vehicle			Motorized Snow Vehicle			Off-Road Vehicle		
Year	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change
2024	0	4	-55.6%	0	0	--	1	2	--
2025	0	4	0.0%	0	0	--	1	1	-50.0%
2026	0	4	0.0%	0	0	--	0	0	-100.0%

Fatalities in Detachment Area - Persons Killed

July

Type	Motor Vehicle		Motorized Snow Vehicle		Off-Road Vehicle	
Year	Persons Killed	% Change	Persons Killed	% Change	Persons Killed	% Change
2024	0	-100.0%	0	--	1	--
2025	0	--	0	--	0	-100.0%
2026	3	--	0	--	0	--

YTD

Type	Motor Vehicle		Motorized Snow Vehicle		Off-Road Vehicle	
Year	Persons Killed	% Change	Persons Killed	% Change	Persons Killed	% Change
2024	5	-44.4%	0	--	2	--
2025	4	-20.0%	0	--	1	-50.0%
2026	9	125.0%	0	--	0	-100.0%

Primary Causal Factors in Fatal Motor Vehicle Collisions

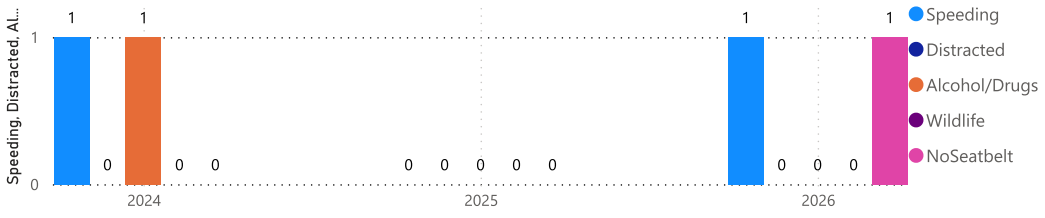
July

	2024	2025	2026
Speeding	1	0	1
Speeding % Change	0.0%	-100.0%	--
Distracted	0	0	0
Distracted % Change	--	--	--
Alcohol/Drugs	1	0	0
Alcohol/Drugs % Change	0.0%	-100.0%	--
Wildlife	0	0	0
Wildlife % Change	--	--	--
NoSeatbelt	0	0	1
NoSeatbelt YoY%	-100.0%	--	--

YTD

	2024	2025	2026
Speeding	2	2	2
Speeding % Change	0.0%	0.0%	0.0%
Distracted	2	1	0
Distracted % Change	0.0%	-50.0%	-100.0%
AlcoholDrugs	1	1	0
AlcoholDrugs % Change	-66.7%	0.0%	-100.0%
Wildlife	0	0	0
Wildlife % Change	--	--	--
NoSeatbeltYTD	1	1	2
NoSeatbeltYTD YoY%	-50.0%	0.0%	100.0%

July



Data source (Collision Reporting System) date:

12-Aug-2026

Detachment: 6T - WELLINGTON COUNTY

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:

12-Aug-2026

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02-Sep-2026 9:02:44 AM

OPP Detachment Board Report
Records Management System
July 2026

Criminal Code and Provincial Statute Charges Laid

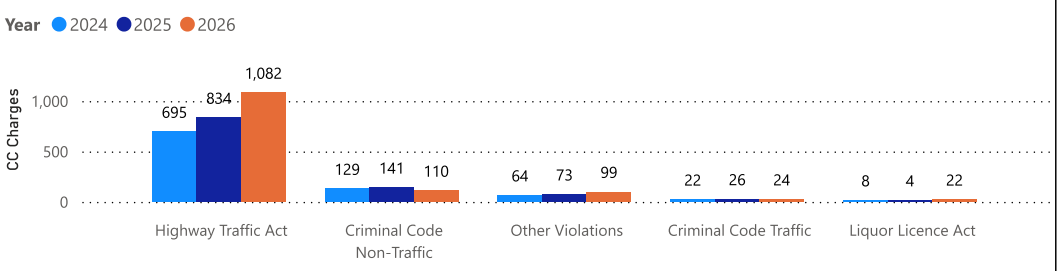
July

Year	2024		2025		2026	
ChargeCategory1	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Criminal Code Non-Traffic	129	30.3%	141	9.3%	110	-22.0%
Criminal Code Traffic	22	-55.1%	26	18.2%	24	-7.7%
Highway Traffic Act	695	65.1%	834	20.0%	1,082	29.7%
Liquor Licence Act	8	-11.1%	4	-50.0%	22	450.0%
Other Violations	64	1.6%	73	14.1%	99	35.6%
Total	**918**	**43.2%**	**1,078**	**17.4%**	**1,337**	**24.0%**

YTD

Year	2024		2025		2026	
ChargeCategory1	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Criminal Code Non-Traffic	916	16.5%	785	-14.3%	764	-2.7%
Criminal Code Traffic	218	3.3%	209	-4.1%	229	9.6%
Highway Traffic Act	5,984	38.6%	4,704	-21.4%	6,351	35.0%
Liquor Licence Act	56	-20.0%	38	-32.1%	68	78.9%
Other Violations	489	24.1%	535	9.4%	638	19.3%
Total	**7,663**	**32.6%**	**6,271**	**-18.2%**	**8,050**	**28.4%**

July



Traffic Related Charges

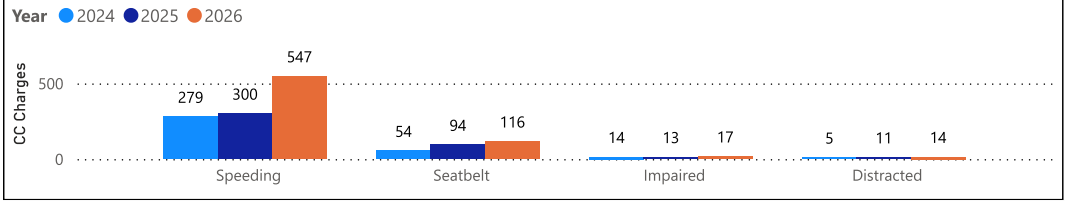
July

Year	2024		2025		2026	
ChargeCategory2	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Speeding	279	54.1%	300	7.5%	547	82.3%
Seatbelt	54	80.0%	94	74.1%	116	23.4%
Impaired	14	-51.7%	13	-7.1%	17	30.8%
Distracted	5	66.7%	11	120.0%	14	27.3%

YTD

Year	2024		2025		2026	
ChargeCategory2	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Speeding	2,933	58.5%	1,316	-55.1%	2,873	118.3%
Seatbelt	346	45.4%	481	39.0%	548	13.9%
Impaired	135	-1.5%	145	7.4%	158	9.0%
Distracted	62	17.0%	115	85.5%	126	9.6%

July



Detachment: 6T - WELLINGTON COUNTY

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
12-Aug-26

Report Generated on:
02-Sep-2026 9:02:44 AM

OPP Detachment Board Report
Records Management System
July 2026

eTicketing Warnings

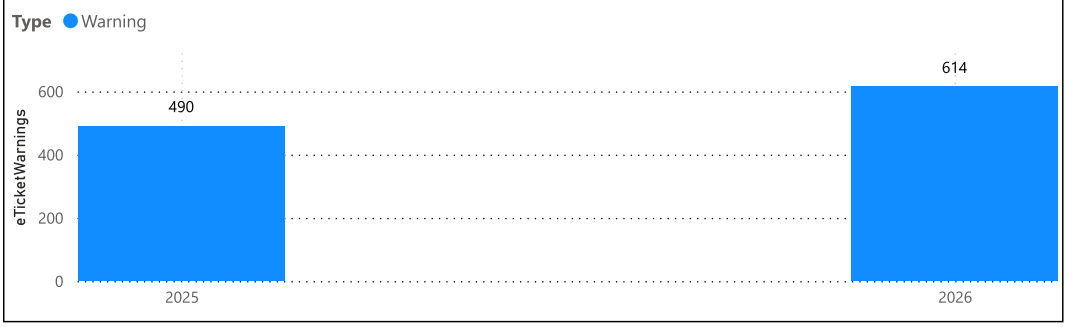
July

Year	2025		2026	
Type	Total	% Change	Total	% Change
Warning	490	-9.1%	614	25.3%

YTD

Year	2025		2026	
Type	Total	% Change	Total	% Change
Warning	3,209	-31.9%	4,076	27.0%

July



Note: The eTicketing system was not fully implemented until the end of 2022, therefore data is only available beginning in 2023. % Change in 2023 may appear higher in this report due to the incomplete 2022 data.

Detachment: 6T - WELLINGTON COUNTY

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
12-Aug-26

Report Generated on:
02-Sep-2026 9:21:42 AM

OPP Detachment Board Report
Records Management System
July 2026

Violent Crime

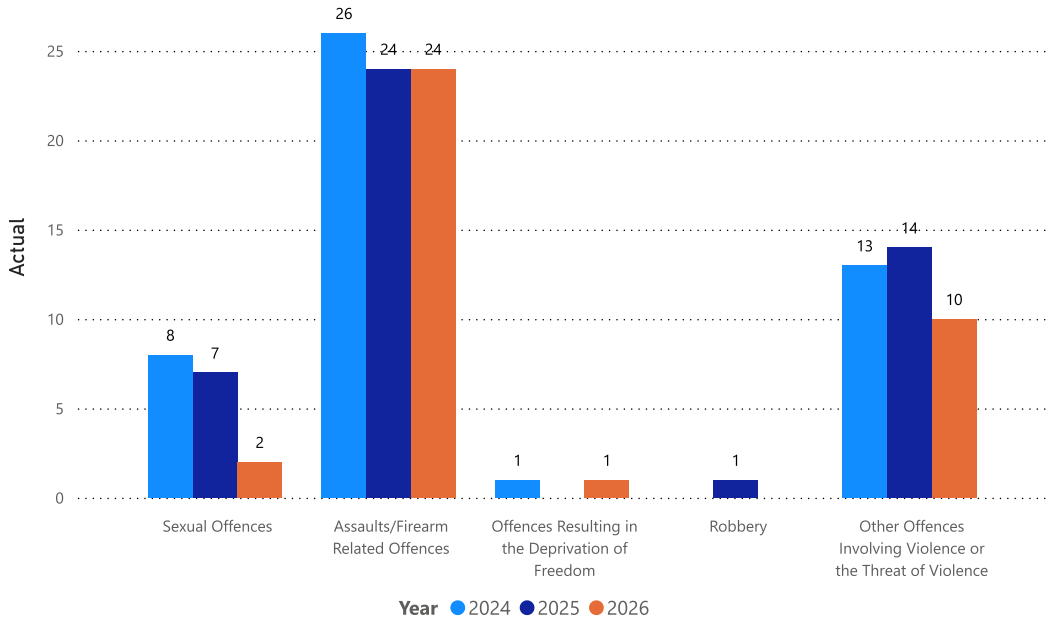
July

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Homicides	0	--	0	--	0	--
Other Offences Causing Death	0	--	0	--	0	--
Attempted Murder	0	--	0	--	0	--
Sexual Offences	8	100.0%	7	-12.5%	2	-71.4%
Assaults/Firearm Related Offences	26	36.8%	24	-7.7%	24	0.0%
Offences Resulting in the Deprivation of Freedom	1	0.0%	0	-100.0%	1	--
Robbery	0	--	1	--	0	-100.0%
Other Offences Involving Violence or the Threat of Violence	13	-7.1%	14	7.7%	10	-28.6%
Offences in Relation to Sexual Services	0	--	0	--	0	--
Total	**48**	**26.3%**	**46**	**-4.2%**	**37**	**-19.6%**

YTD

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Homicides	0	-100.0%	1	--	0	-100.0%
Other Offences Causing Death	0	--	0	--	0	--
Attempted Murder	0	--	0	--	0	--
Sexual Offences	45	12.5%	49	8.9%	41	-16.3%
Assaults/Firearm Related Offences	137	9.6%	160	16.8%	130	-18.8%
Offences Resulting in the Deprivation of Freedom	2	-60.0%	1	-50.0%	2	100.0%
Robbery	2	-33.3%	3	50.0%	5	66.7%
Other Offences Involving Violence or the Threat of Violence	85	0.0%	112	31.8%	105	-6.3%
Offences in Relation to Sexual Services	0	--	0	--	0	--
Total	**271**	**4.6%**	**326**	**20.3%**	**283**	**-13.2%**

July



Detachment: 6T - WELLINGTON COUNTY

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Area(s): ALL

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12-Aug-2026

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02-Sep-2026 9:02:44 AM

OPP Detachment Board Report
Records Management System
July 2026

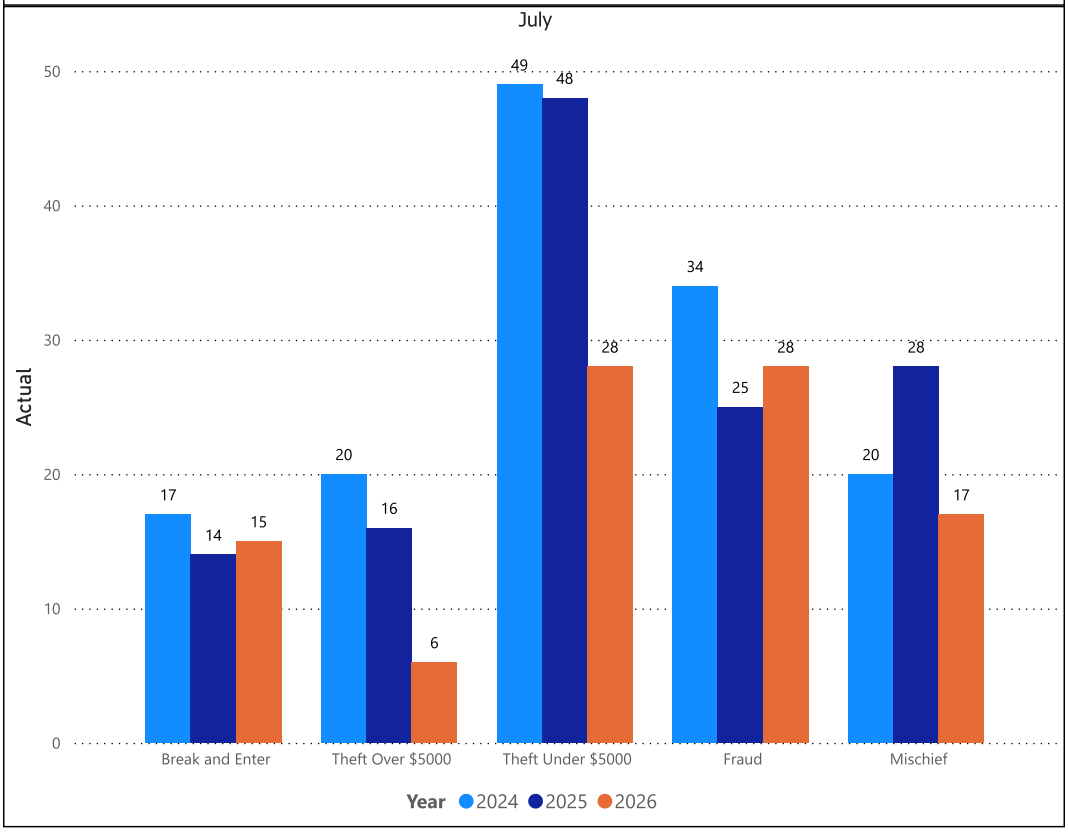
Property Crime

July

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Arson	0	-100.0%	0	--	0	--
Break and Enter	17	750.0%	14	-17.6%	15	7.1%
Theft Over $5000	20	33.3%	16	-20.0%	6	-62.5%
Theft Under $5000	49	28.9%	48	-2.0%	28	-41.7%
Possession/Trafficking Stolen Goods	0	-100.0%	0	--	0	--
Fraud	34	-10.5%	25	-26.5%	28	12.0%
Mischief	20	-13.0%	28	40.0%	17	-39.3%
Total	**140**	**17.6%**	**131**	**-6.4%**	**94**	**-28.2%**

YTD

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Arson	1	-91.7%	1	0.0%	3	200.0%
Break and Enter	84	15.1%	72	-14.3%	56	-22.2%
Theft Over $5000	125	25.0%	102	-18.4%	60	-41.2%
Theft Under $5000	277	29.4%	234	-15.5%	195	-16.7%
Possession/Trafficking Stolen Goods	7	-46.2%	10	42.9%	4	-60.0%
Fraud	258	-0.4%	258	0.0%	162	-37.2%
Mischief	118	-12.6%	166	40.7%	124	-25.3%
Total	**870**	**7.9%**	**843**	**-3.1%**	**604**	**-28.4%**



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Area(s): ALL

Data source date:
12-Aug-2026

Report Generated on:
02-Sep-2026 9:02:44 AM

OPP Detachment Board Report
Records Management System
July 2026

Drug Crime

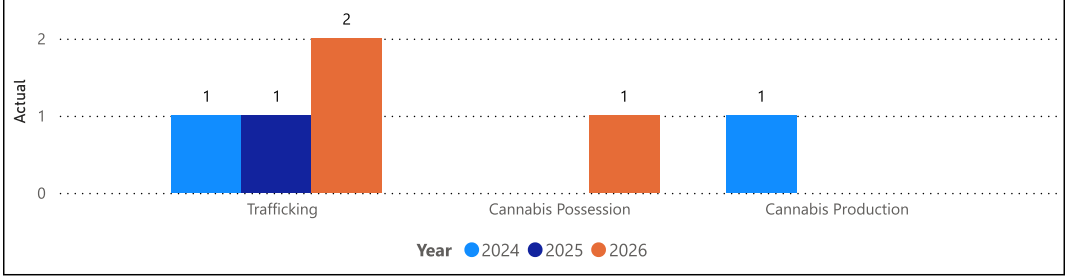
July

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Possession	0	--	0	--	0	--
Trafficking	1	-50.0%	1	0.0%	2	100.0%
Importation & Production	0	--	0	--	0	--
Cannabis Possession	0	-100.0%	0	--	1	--
Cannabis Distribution	0	--	0	--	0	--
Cannabis Sale	0	--	0	--	0	--
Cannabis Importation & Exportation	0	--	0	--	0	--
Cannabis Production	1	--	0	-100.0%	0	--
Other Cannabis Violations	0	--	0	--	0	--
Total	**2**	**-33.3%**	**1**	**-50.0%**	**3**	**200.0%**

YTD

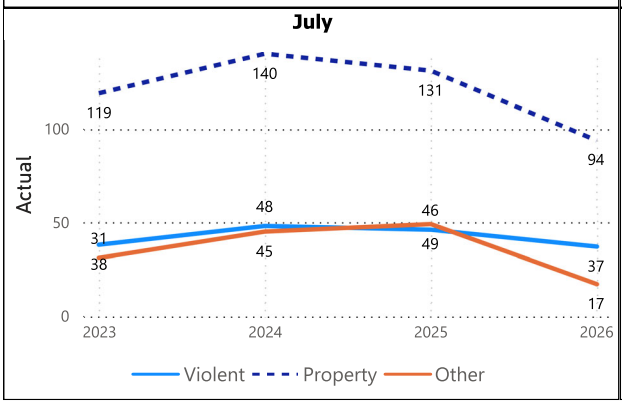
Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Possession	15	25.0%	3	-80.0%	3	0.0%
Trafficking	10	233.3%	8	-20.0%	9	12.5%
Importation & Production	0	--	0	--	0	--
Cannabis Possession	0	-100.0%	0	--	1	--
Cannabis Distribution	0	--	0	--	0	--
Cannabis Sale	0	--	0	--	0	--
Cannabis Importation & Exportation	0	--	0	--	0	--
Cannabis Production	1	0.0%	0	-100.0%	0	--
Other Cannabis Violations	0	--	1	--	0	-100.0%
Total	**26**	**52.9%**	**12**	**-53.8%**	**13**	**8.3%**

July



Top 3 Violation Types

July



Top 5 Violation Groups

July

ViolationGrp	2023	2024	2025	2026	Total
Theft Under $5000	38	49	48	28	**163**
Provincial Statutes	23	26	20	61	**130**
Fraud	38	34	25	28	**125**
Assaults/Firearm Related Offences	19	26	24	24	**93**
Mischief	23	20	28	17	**88**

Detachment: 6T - WELLINGTON COUNTY

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Area(s): ALL

Data source date:
12-Aug-2026

Report Generated on:
02-Sep-2026 9:02:44 AM

OPP Detachment Board Report
Records Management System
July 2026

Other Crime Occurrences

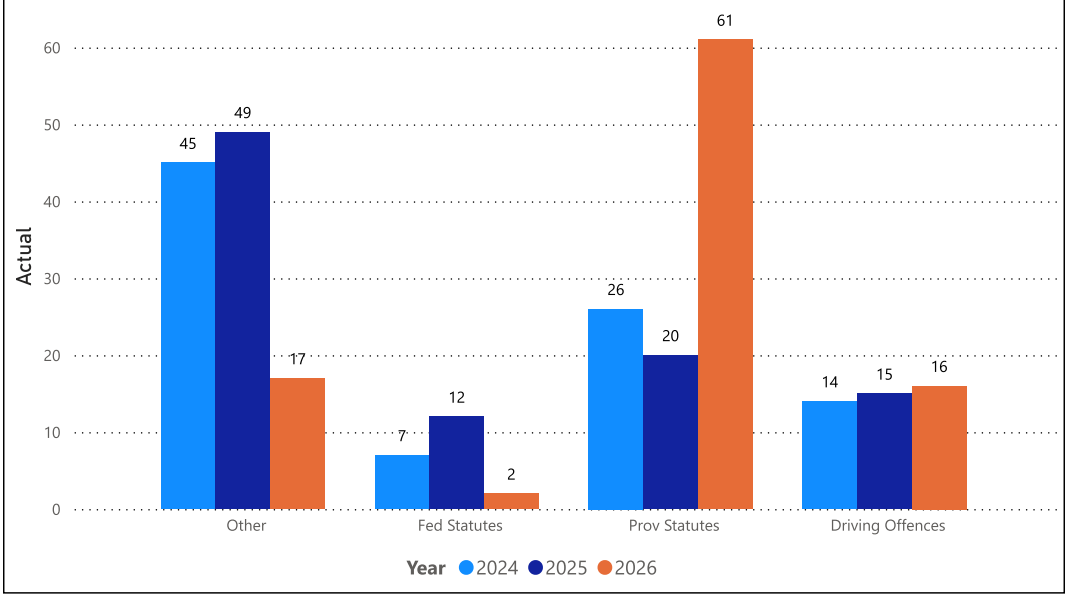
July

Year	2024		2025		2026	
Violation_rollup	Actual	% Change	Actual	% Change	Actual	% Change
Other	45	45.2%	49	8.9%	17	-65.3%
Fed Statutes	7	-30.0%	12	71.4%	2	-83.3%
Prov Statutes	26	13.0%	20	-23.1%	61	205.0%
Driving Offences	14	-33.3%	15	7.1%	16	6.7%
Total	**92**	**8.2%**	**96**	**4.3%**	**96**	**0.0%**

YTD

Year	2024		2025		2026	
Violation_rollup	Actual	% Change	Actual	% Change	Actual	% Change
Other	207	8.4%	226	9.2%	177	-21.7%
Fed Statutes	24	20.0%	28	16.7%	7	-75.0%
Prov Statutes	187	31.7%	161	-13.9%	320	98.8%
Driving Offences	114	0.0%	116	1.8%	116	0.0%
Total	**532**	**13.9%**	**531**	**-0.2%**	**620**	**16.8%**

July



Detachment: 6T - WELLINGTON COUNTY

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Area(s): ALL

Data source date:
12-Aug-2026

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OPP Detachment Board Report
Records Management System
July 2026

Clearance Rate

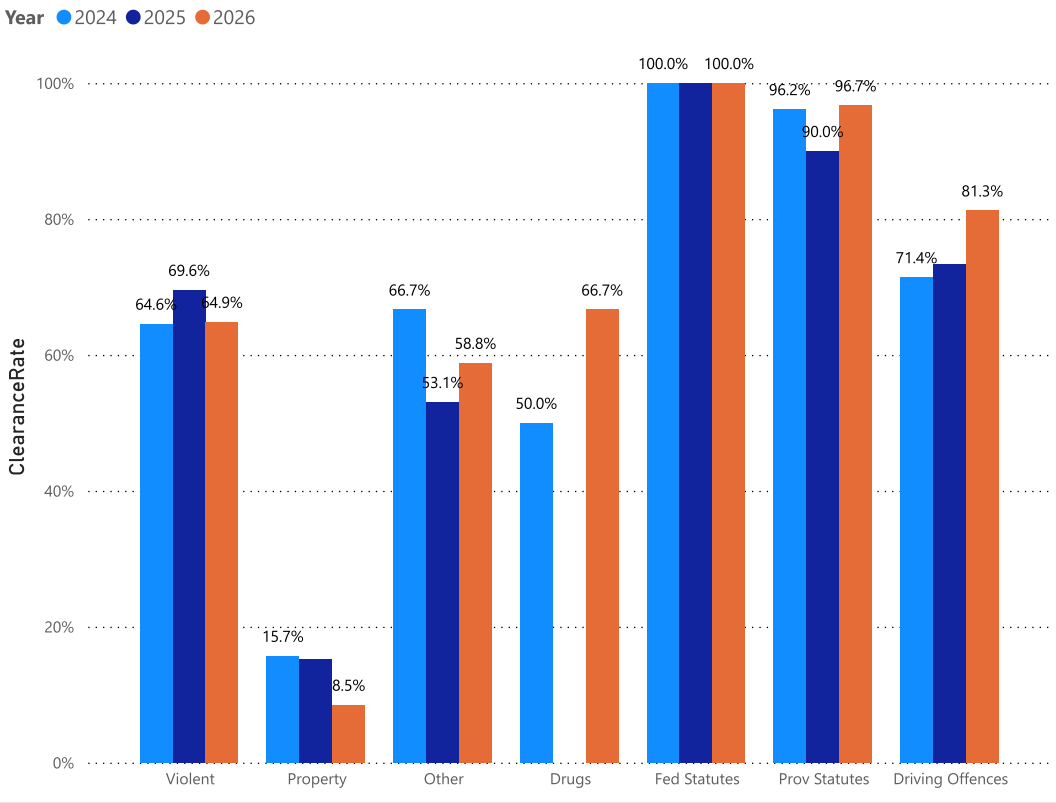
July

Year	2024		2025		2026	
	%	% Change	%	% Change	%	% Change
Violent	64.6%	-5.6%	69.6%	7.7%	64.9%	-6.8%
Property	15.7%	24.7%	15.3%	-2.8%	8.5%	-44.3%
Other	66.7%	29.2%	53.1%	-20.4%	58.8%	10.9%
Drugs	50.0%	-50.0%	0.0%	-100.0%	66.7%	--
Fed Statutes	100.0%	25.0%	100.0%	0.0%	100.0%	0.0%
Prov Statutes	96.2%	10.6%	90.0%	-6.4%	96.7%	7.5%
Driving Offences	71.4%	-16.7%	73.3%	2.7%	81.3%	10.8%

YTD

Year	2024		2025		2026	
Violation_rollup	%	% Change	%	% Change	%	% Change
Violent	62.4%	-4.4%	69.9%	12.2%	65.0%	-7.0%
Property	15.3%	-10.1%	11.4%	-25.5%	14.7%	29.4%
Other	67.6%	5.9%	67.3%	-0.6%	67.2%	-0.0%
Drugs	69.2%	-21.5%	58.3%	-15.7%	69.2%	18.7%
Fed Statutes	100.0%	17.6%	96.4%	-3.6%	100.0%	3.7%
Prov Statutes	94.1%	-1.0%	96.3%	2.3%	98.1%	1.9%
Driving Offences	75.4%	-13.1%	85.3%	13.1%	95.7%	12.1%

July



Detachment: 6T - WELLINGTON COUNTY

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Area(s): ALL

Data source date:
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OPP Detachment Board Report
Records Management System
July 2026

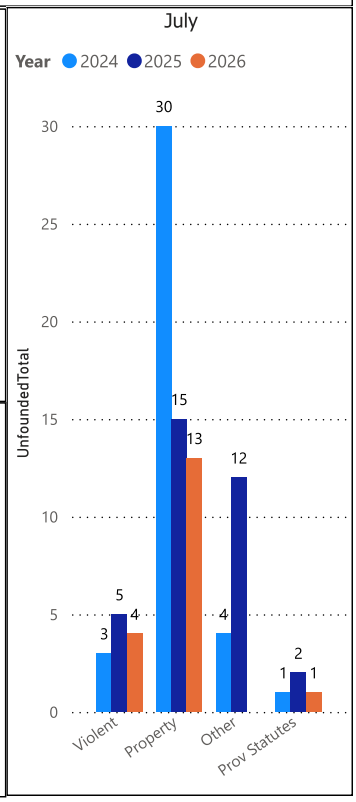
Unfounded

July

Year	2024		2025		2026	
Violation_rollup	Count	% Change	Count	% Change	Count	% Change
Violent	3	-81.3%	5	66.7%	4	-20.0%
Property	30	100.0%	15	-50.0%	13	-13.3%
Other	4	-33.3%	12	200.0%	0	-100.0%
Drugs	0	--	0	--	0	--
Fed Statutes	0	--	0	--	0	--
Prov Statutes	1	--	2	100.0%	1	-50.0%
Driving Offences	0	--	0	--	0	--
Total	**38**	**2.7%**	**34**	**-10.5%**	**18**	**-47.1%**

YTD

Year	2024		2025		2026	
Violation_rollup	Count	% Change	Count	% Change	Count	% Change
Violent	25	-47.9%	49	96.0%	28	-42.9%
Property	115	-2.5%	121	5.2%	98	-19.0%
Other	18	-30.8%	30	66.7%	19	-36.7%
Drugs	0	--	2	--	1	-50.0%
Fed Statutes	0	--	0	--	0	--
Prov Statutes	2	0.0%	3	50.0%	3	0.0%
Driving Offences	0	--	0	--	1	--
Total	**160**	**-17.5%**	**205**	**28.1%**	**150**	**-26.8%**



Detachment: 6T - WELLINGTON COUNTY

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Area(s): ALL

Data source date:
12-Aug-2026

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02-Sep-2026 9:02:44 AM

OPP Detachment Board Report
Records Management System
July 2026

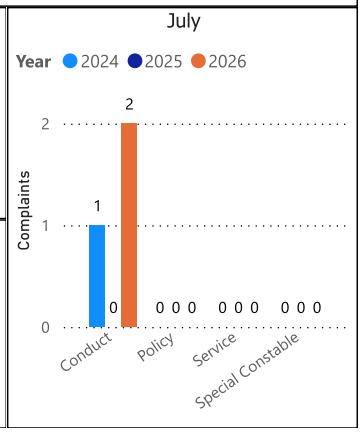
Public Complaints (Detachment Level Only)

July

Year	2024		2025		2026	
INCIDENT_TYPE	Count	% Change	Count	% Change	Count	% Change
Conduct	1	0.0%	0	-100.0%	2	--
Policy	0	--	0	--	0	--
Service	0	--	0	--	0	--
Special Constable	0	--	0	--	0	--
Total	**1**	**0.0%**	**0**	**-100.0%**	**2**	**--**

YTD

Year	2024		2025		2026	
INCIDENT_TYPE	Count	% Change	Count	% Change	Count	% Change
Conduct	5	0.0%	8	60.0%	11	37.5%
Policy	0	--	0	--	0	--
Service	0	-100.0%	0	--	0	--
Special Constable	0	--	0	--	0	--
Total	**5**	**-16.7%**	**8**	**60.0%**	**11**	**37.5%**



Data source: RMS Data Feed
Ontario Provincial Police, Professional Standards Bureau Commander Reports - File Manager System

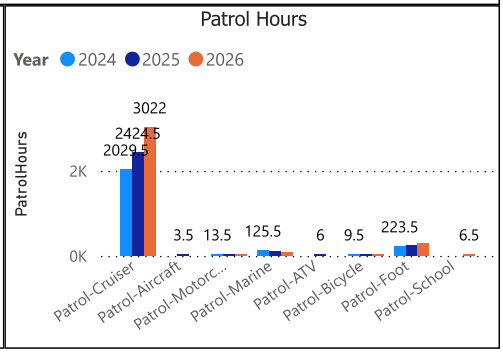
Data source date:
12-Aug-2026

Daily Activity Reporting

Daily Activity Reporting Patrol Hours

July

ODCdescr	2024	2025	2026
Patrol-Cruiser	2,029.50	2,424.50	3,022.00
Patrol-Aircraft	0.00	3.50	0.00
Patrol-Motorcycle	13.50	8.00	31.00
Patrol-Marine	125.50	116.00	91.50
Patrol-ATV	0.00	6.00	0.00
Patrol-Snowmobile	0.00	0.00	0.00
Patrol-Bicycle	9.50	3.00	13.00
Patrol-Foot	223.50	250.25	297.00
Patrol-School	0.00	0.00	6.50
Total	**2,401.50**	**2,811.25**	**3,461.00**



Data source (Daily Activity Reporting System) date:
12-Aug-2026

Detachment: 6T - WELLINGTON COUNTY
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Data source date:
12-Aug-2026

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OPP Detachment Board Report
Records Management System
July 2026

Youth Charges by Disposition Type

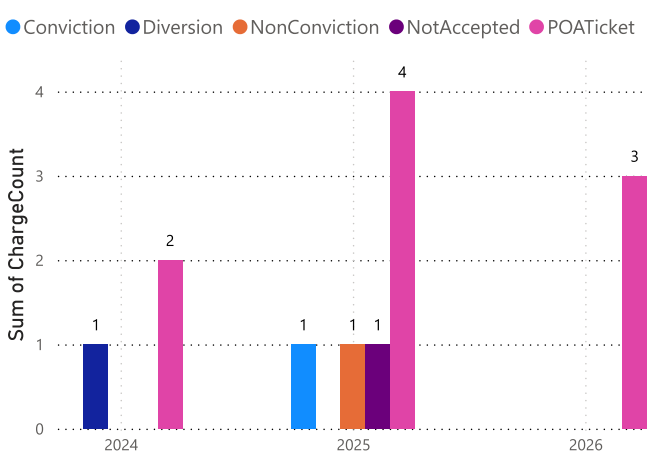
July

Disposition_Type	2024	2025	2026
Bail	0	0	0
Conference	0	0	0
Conviction	0	1	0
Diversion	1	0	0
NonConviction	0	1	0
NotAccepted	0	1	0
Total	**3**	**7**	**3**

YTD

Disposition_Type	2024	2025	2026
Bail	0	0	0
Conference	0	0	0
Conviction	6	9	4
Diversion	29	5	4
NonConviction	19	23	2
NotAccepted	0	1	0
Total	**57**	**52**	**21**

July



Youth Charges by Disposition and Occurrence Type

July

Year	2026					Total
OccType	Conviction	Diversion	NonConviction	NotAccepted	POATicket	
eTicket - Person	0	0	0	0	3	**3**
Total	**0**	**0**	**0**	**0**	**3**	**3**

YTD

Year	2026							T
OccType	Bail	Conference	Conviction	Diversion	NonConviction	NotAccepted	POATicket	
Arson			0	1	0			
Assault	0		2	0	2	0		
eTicket - Person			0	0	0	0	3	
eTicket - Vehicle			0	0	0	0	8	
Impaired/over 80			1		0	0		
Mischief		0	0	1	0	0	0	
Stolen vehicle			1	0	0	0	0	
Threats			0	2	0	0		
Total	**0**	**0**	**4**	**4**	**2**	**0**	**11**	

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

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
12-Aug-2026

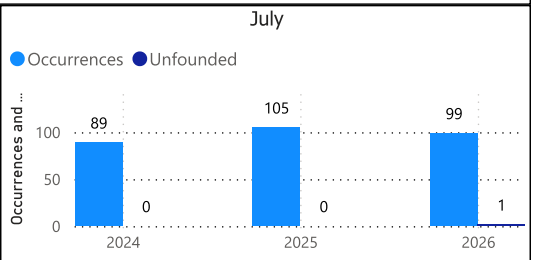
Report Generated on:
02-Sep-2026 9:24:49 AM

OPP Detachment Board Report
Records Management System
July 2026

Mental Health Act Occurrences

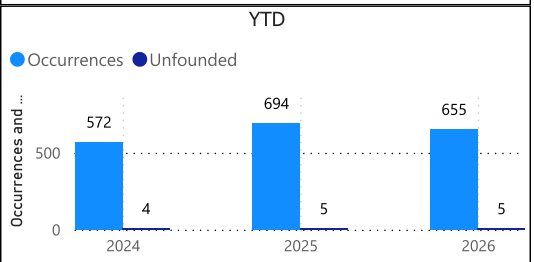
July

Year	Occurrences	Unfounded
2024	89	0
2025	105	0
2026	99	1



YTD

Year	Occurrences	Unfounded
2024	572	4
2025	694	5
2026	655	5



Mental Health Act Occurrences by Occurrence Type

July

Year	2026	
OccurrenceType	Occurrences	Unfounded
Ambulance Assistance	3	0
Assault	2	0
Attempt or threat of suicide	13	0
B-E bus/res/oth	1	0
Breach of probation	1	0
Cyber Enabled Crime - Online Fraud	1	0
Duplicate occurrence	1	0
Family dispute	3	0
Intimate Partner Violence	4	0
Mental health act	61	1
Missing person	1	0
Neighbour dispute	3	0
Person Well-Being Check	2	0
Suspicious person	1	0
Trouble with youth	1	0
Unlawfully at large	1	0
Total	**99**	**1**

Detachment: 6T - WELLINGTON COUNTY

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
12-Aug-2026

Report Generated on:
02-Sep-2026 9:25:36 AM

OPP Detachment Board Report
Records Management System
July 2026

Overdose Occurrences

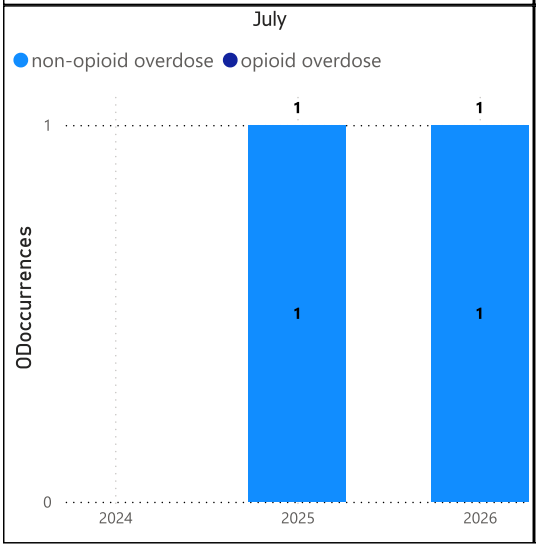
July

Fatal	2024	2025	2026
Fatal	**0**	**1**	**1**
non-opioid overdose	0	1	1
opioid overdose	0	0	0
non-Fatal	**0**	**0**	**1**
non-opioid overdose	0	0	1
opioid overdose	0	0	0
Total	**0**	**1**	**2**

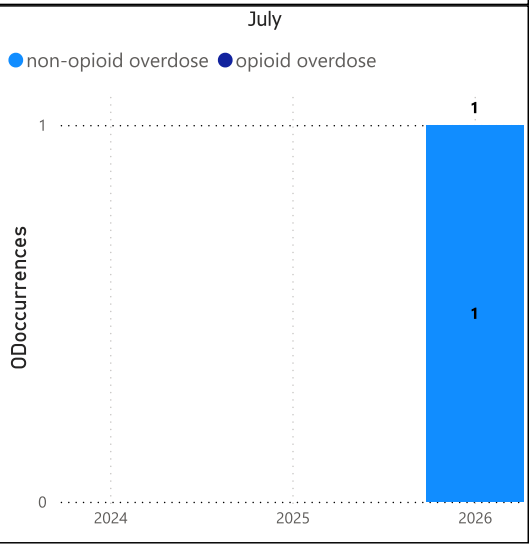
YTD

Fatal	2024	2025	2026
Fatal	**1**	**1**	**4**
non-opioid overdose	1	1	3
opioid overdose	0	0	1
non-Fatal	**3**	**3**	**2**
non-opioid overdose	1	0	1
opioid overdose	2	3	1
Total	**4**	**4**	**6**

Fatal Overdose Occurrences



Non-Fatal Overdose Occurrences



Detachment: 6T - WELLINGTON COUNTY

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
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OPP Detachment Board Report
Records Management System
July 2026

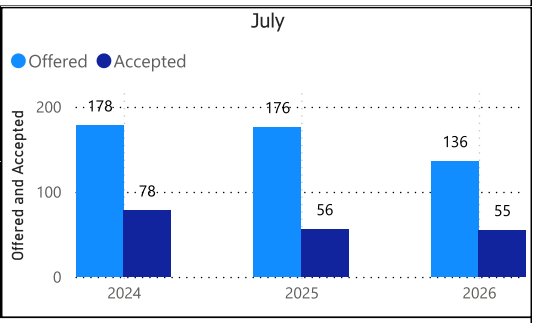
Referrals to Victim Service Agencies by Year

July

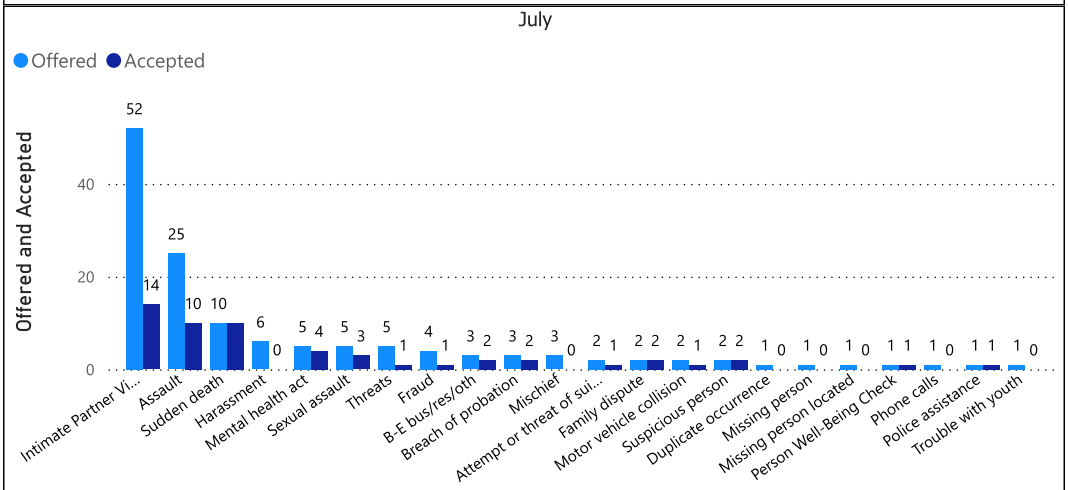
Year	Offered	Accepted	% Accepted
2024	178	78	43.1%
2025	176	56	31.6%
2026	136	55	40.1%

YTD

Year	Offered	Accepted	% Accepted
2024	937	342	35.7%
2025	1095	375	33.8%
2026	968	298	30.5%



Referrals to Victim Service Agencies by Occurrence Type



Referrals Accepted (%) by Age Group

July

PersonAgeRange	2024	2025	2026
11 - 16	50.0%	0.0%	14.3%
17 - 25	42.9%	40.0%	61.5%
26 - 45	44.6%	29.5%	31.6%
46 - 65	41.2%	33.3%	50.0%
6 - 10		50.0%	0.0%
Over 65	35.3%	33.3%	47.1%
Under 6	50.0%	0.0%	0.0%

YTD

PersonAgeRange	2024	2025	2026
	7.9%		
11 - 16	46.9%	43.3%	31.8%
17 - 25	53.6%	32.2%	35.7%
26 - 45	45.8%	32.8%	25.7%
46 - 65	55.2%	31.7%	34.4%
6 - 10	25.0%	38.9%	0.0%
Over 65	41.2%	42.9%	41.3%
Under 6	37.5%	26.7%	5.9%

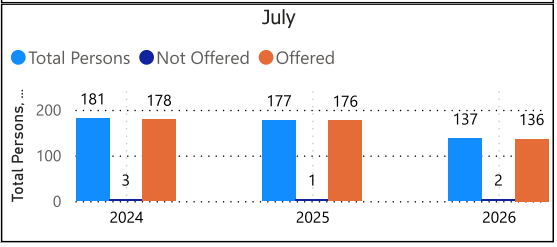
Referrals Not Offered

July

ServicesNotOfferedReason	2024	2025	2026
	0	0	0
	0	0	0
Victim deceased or unable to respond	3	1	2
Victim resides outside Ontario	0	0	0

YTD

ServicesNotOfferedReason	2024	2025	2026
	0	0	0
	0	1	0
Victim deceased or unable to respond	23	12	8
Victim resides outside Ontario	0	1	2



Detachment: 6T - WELLINGTON COUNTY

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Area(s): ALL

Data source date:
12-Aug-2026

Report Generated on:
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OPP Detachment Board Report
Collision Reporting System
August 2026

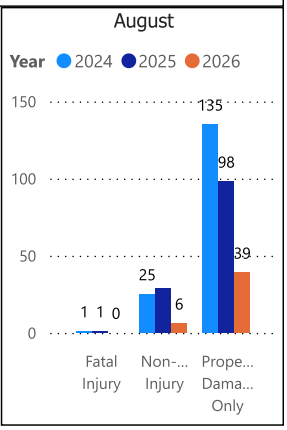
Motor Vehicle Collisions by Type

August

Year	2024		2025		2026	
CollisionType	Incidents	% Change	Incidents	% Change	Incidents	% Change
Fatal Injury	1	0.0%	1	0.0%	0	-100.0%
Non-Fatal Injury	25	56.3%	29	16.0%	6	-79.3%
Property Damage Only	135	7.1%	98	-27.4%	39	-60.2%
Total	**161**	**12.6%**	**128**	**-20.5%**	**45**	**-64.8%**

YTD

Year	2024		2025		2026	
CollisionType	Incidents	% Change	Incidents	% Change	Incidents	% Change
Fatal Injury	7	-30.0%	6	-14.3%	4	-33.3%
Non-Fatal Injury	181	11.0%	175	-3.3%	154	-12.0%
Property Damage Only	1190	13.0%	1091	-8.3%	1050	-3.8%
Total	**1378**	**12.4%**	**1272**	**-7.7%**	**1208**	**-5.0%**



Data source (Collision Reporting System) date:
12-Aug-2026

Detachment: 6T - WELLINGTON COUNTY

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
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Report Generated on:
02-Sep-2026 9:34:41 AM

OPP Detachment Board Report
Collision Reporting System
August 2026

Fatalities in Detachment Area - Incidents

August

Type	Motor Vehicle			Motorized Snow Vehicle			Off-Road Vehicle		
Year	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change
2024	0	1	0.0%	0	0	--	0	0	--
2025	0	1	0.0%	0	0	--	0	0	--
2026	0	0	-100.0%	0	0	--	0	0	--

YTD

Type	Motor Vehicle			Motorized Snow Vehicle			Off-Road Vehicle		
Year	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change
2024	0	5	-50.0%	0	0	--	1	2	--
2025	0	5	0.0%	0	0	--	1	1	-50.0%
2026	0	4	-20.0%	0	0	--	0	0	-100.0%

Fatalities in Detachment Area - Persons Killed

August

Type	Motor Vehicle		Motorized Snow Vehicle		Off-Road Vehicle	
Year	Persons Killed	% Change	Persons Killed	% Change	Persons Killed	% Change
2024	1	0.0%	0	--	0	--
2025	1	0.0%	0	--	0	--
2026	0	-100.0%	0	--	0	--

YTD

Type	Motor Vehicle		Motorized Snow Vehicle		Off-Road Vehicle	
Year	Persons Killed	% Change	Persons Killed	% Change	Persons Killed	% Change
2024	6	-40.0%	0	--	2	--
2025	5	-16.7%	0	--	1	-50.0%
2026	9	80.0%	0	--	0	-100.0%

Primary Causal Factors in Fatal Motor Vehicle Collisions

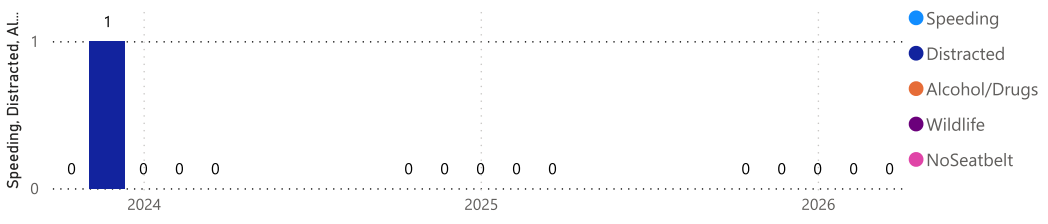
August

	2024	2025	2026
Speeding	0	0	0
Speeding % Change	-100.0%	--	--
Distracted	1	0	0
Distracted % Change	--	-100.0%	--
Alcohol/Drugs	0	0	0
Alcohol/Drugs % Change	-100.0%	--	--
Wildlife	0	0	0
Wildlife % Change	--	--	--
NoSeatbelt	0	0	0
NoSeatbelt YoY%	-100.0%	--	--

YTD

	2024	2025	2026
Speeding	2	2	2
Speeding % Change	-33.3%	0.0%	0.0%
Distracted	3	1	0
Distracted % Change	50.0%	-66.7%	-100.0%
AlcoholDrugs	1	1	0
AlcoholDrugs % Change	-75.0%	0.0%	-100.0%
Wildlife	0	0	0
Wildlife % Change	--	--	--
NoSeatbeltYTD	1	1	2
NoSeatbeltYTD YoY%	-66.7%	0.0%	100.0%

August



Data source (Collision Reporting System) date:

12-Aug-2026

Detachment: 6T - WELLINGTON COUNTY

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

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OPP Detachment Board Report
Records Management System
August 2026

Criminal Code and Provincial Statute Charges Laid

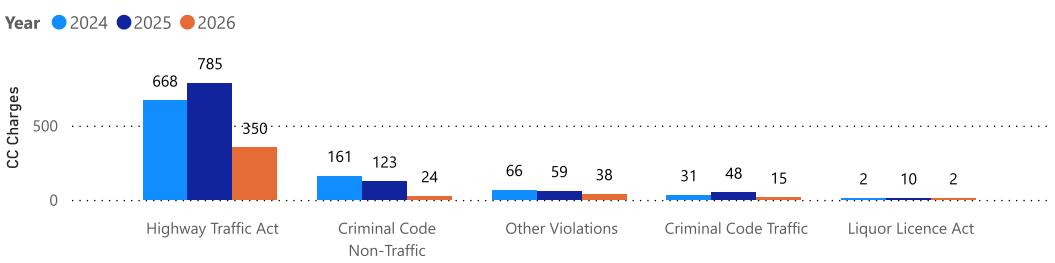
August

Year	2024		2025		2026	
ChargeCategory1	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Criminal Code Non-Traffic	161	49.1%	123	-23.6%	24	-80.5%
Criminal Code Traffic	31	40.9%	48	54.8%	15	-68.8%
Highway Traffic Act	668	21.9%	785	17.5%	350	-55.4%
Liquor Licence Act	2	-75.0%	10	400.0%	2	-80.0%
Other Violations	66	34.7%	59	-10.6%	38	-35.6%
Total	**928**	**26.3%**	**1,025**	**10.5%**	**429**	**-58.1%**

YTD

Year	2024		2025		2026	
ChargeCategory1	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Criminal Code Non-Traffic	1,077	20.5%	908	-15.7%	788	-13.2%
Criminal Code Traffic	249	6.9%	257	3.2%	244	-5.1%
Highway Traffic Act	6,652	36.7%	5,489	-17.5%	6,701	22.1%
Liquor Licence Act	58	-25.6%	48	-17.2%	70	45.8%
Other Violations	555	25.3%	594	7.0%	676	13.8%
Total	**8,591**	**31.9%**	**7,296**	**-15.1%**	**8,479**	**16.2%**

August



Traffic Related Charges

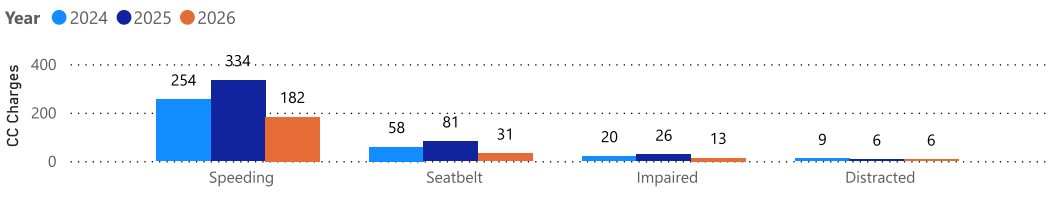
August

Year	2024		2025		2026	
ChargeCategory2	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Speeding	254	-13.3%	334	31.5%	182	-45.5%
Seatbelt	58	480.0%	81	39.7%	31	-61.7%
Impaired	20	11.1%	26	30.0%	13	-50.0%
Distracted	9	800.0%	6	-33.3%	6	0.0%

YTD

Year	2024		2025		2026	
ChargeCategory2	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Speeding	3,187	48.6%	1,650	-48.2%	3,055	85.2%
Seatbelt	404	62.9%	562	39.1%	579	3.0%
Impaired	155	0.0%	171	10.3%	171	0.0%
Distracted	71	31.5%	121	70.4%	132	9.1%

August



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OPP Detachment Board Report
Records Management System
August 2026

eTicketing Warnings

August

Year	2025		2026	
Type	Total	% Change	Total	% Change
Warning	550	5.6%	144	-73.8%

YTD

Year	2025		2026	
Type	Total	% Change	Total	% Change
Warning	3,759	-28.2%	4,220	12.3%

August



Note: The eTicketing system was not fully implemented until the end of 2022, therefore data is only available beginning in 2023. % Change in 2023 may appear higher in this report due to the incomplete 2022 data.

Detachment: 6T - WELLINGTON COUNTY

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Area(s): ALL

Data source date:
12-Aug-26

Report Generated on:
02-Sep-2026 9:37:55 AM

OPP Detachment Board Report
Records Management System
August 2026

Violent Crime

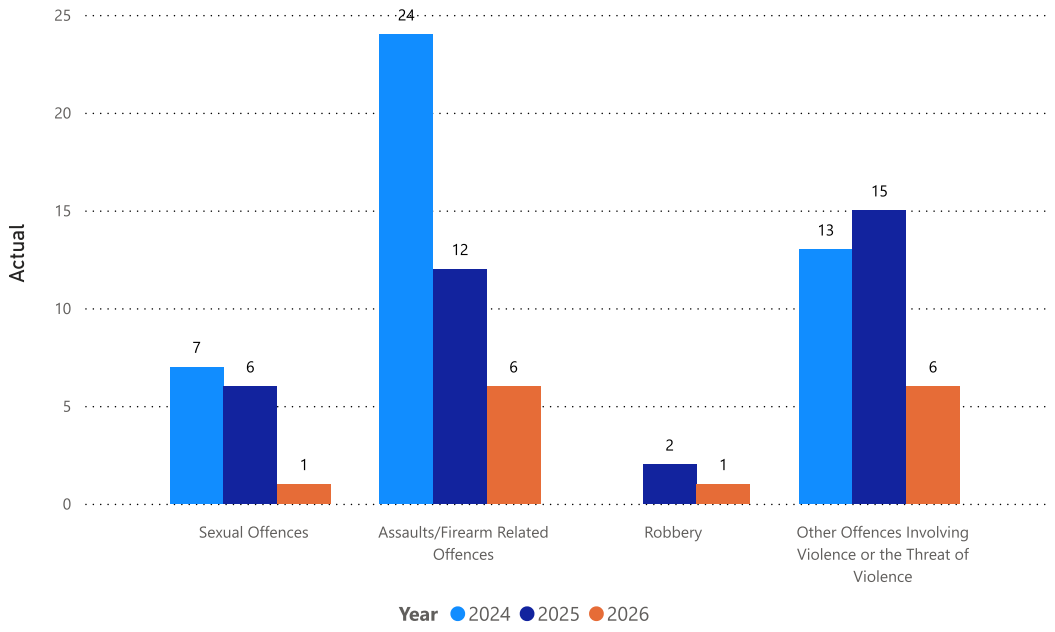
August

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Homicides	0	--	0	--	0	--
Other Offences Causing Death	0	--	0	--	0	--
Attempted Murder	0	--	0	--	0	--
Sexual Offences	7	0.0%	6	-14.3%	1	-83.3%
Assaults/Firearm Related Offences	24	33.3%	12	-50.0%	6	-50.0%
Offences Resulting in the Deprivation of Freedom	0	--	0	--	0	--
Robbery	0	--	2	--	1	-50.0%
Other Offences Involving Violence or the Threat of Violence	13	-13.3%	15	15.4%	6	-60.0%
Offences in Relation to Sexual Services	0	--	0	--	0	--
Total	**44**	**10.0%**	**35**	**-20.5%**	**14**	**-60.0%**

YTD

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Homicides	0	-100.0%	1	--	0	-100.0%
Other Offences Causing Death	0	--	0	--	0	--
Attempted Murder	0	--	0	--	0	--
Sexual Offences	52	10.6%	55	5.8%	42	-23.6%
Assaults/Firearm Related Offences	161	12.6%	172	6.8%	136	-20.9%
Offences Resulting in the Deprivation of Freedom	2	-60.0%	1	-50.0%	2	100.0%
Robbery	2	-33.3%	5	150.0%	6	20.0%
Other Offences Involving Violence or the Threat of Violence	98	-2.0%	127	29.6%	111	-12.6%
Offences in Relation to Sexual Services	0	--	0	--	0	--
Total	**315**	**5.4%**	**361**	**14.6%**	**297**	**-17.7%**

August



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OPP Detachment Board Report
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August 2026

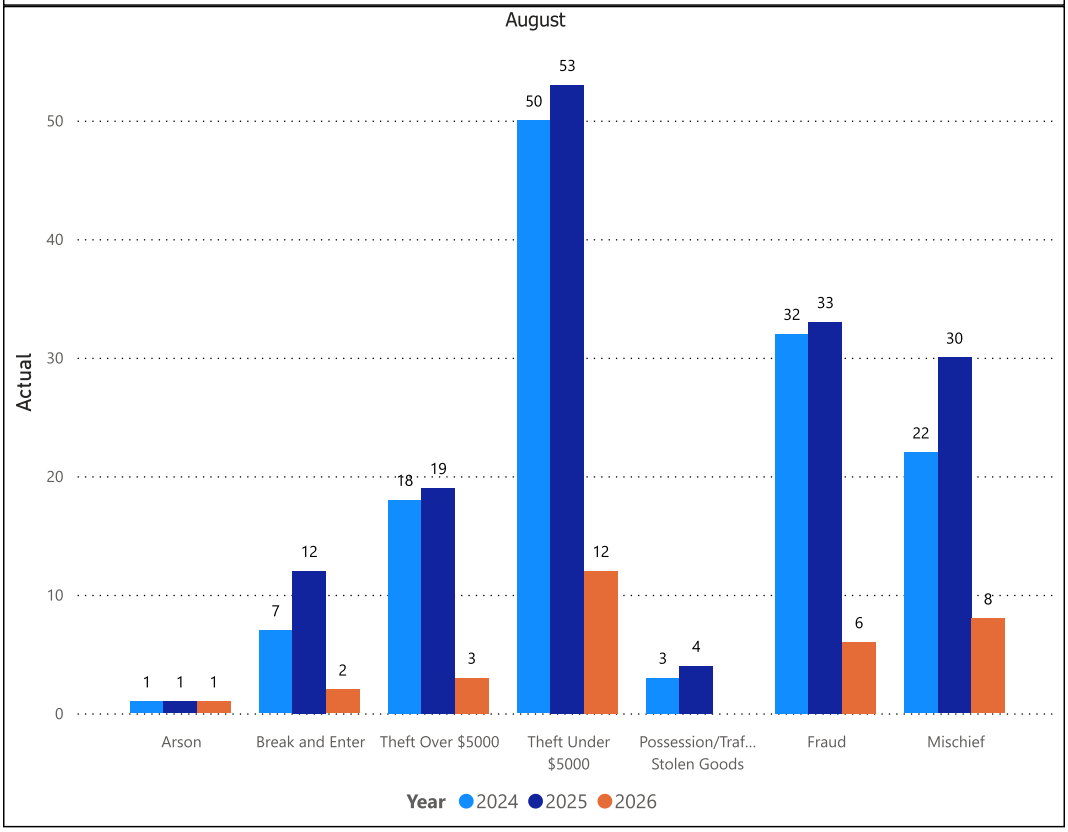
Property Crime

August

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Arson	1	--	1	0.0%	1	0.0%
Break and Enter	7	16.7%	12	71.4%	2	-83.3%
Theft Over $5000	18	63.6%	19	5.6%	3	-84.2%
Theft Under $5000	50	11.1%	53	6.0%	12	-77.4%
Possession/Trafficking Stolen Goods	3	50.0%	4	33.3%	0	-100.0%
Fraud	32	-5.9%	33	3.1%	6	-81.8%
Mischief	22	-12.0%	30	36.4%	8	-73.3%
Total	**133**	**8.1%**	**152**	**14.3%**	**32**	**-78.9%**

YTD

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Arson	2	-83.3%	2	0.0%	4	100.0%
Break and Enter	91	15.2%	84	-7.7%	58	-31.0%
Theft Over $5000	143	28.8%	121	-15.4%	63	-47.9%
Theft Under $5000	327	26.3%	287	-12.2%	207	-27.9%
Possession/Trafficking Stolen Goods	10	-33.3%	14	40.0%	4	-71.4%
Fraud	290	-1.0%	291	0.3%	168	-42.3%
Mischief	140	-12.5%	196	40.0%	132	-32.7%
Total	**1003**	**8.0%**	**995**	**-0.8%**	**636**	**-36.1%**



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Area(s): ALL

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12-Aug-2026

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Drug Crime

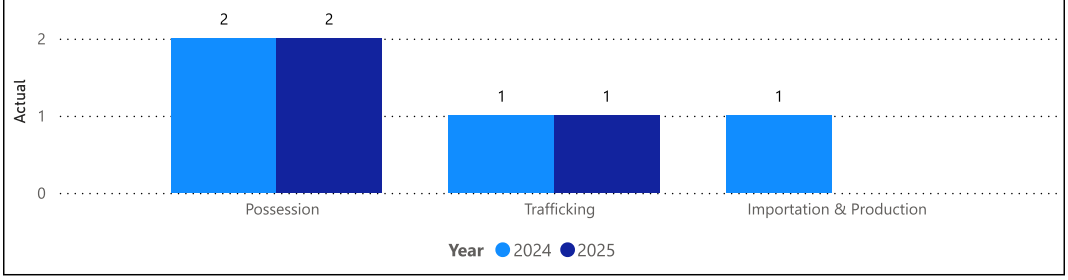
August

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Possession	2	--	2	0.0%	0	-100.0%
Trafficking	1	0.0%	1	0.0%	0	-100.0%
Importation & Production	1	--	0	-100.0%	0	--
Cannabis Possession	0	--	0	--	0	--
Cannabis Distribution	0	--	0	--	0	--
Cannabis Sale	0	--	0	--	0	--
Cannabis Importation & Exportation	0	--	0	--	0	--
Cannabis Production	0	--	0	--	0	--
Other Cannabis Violations	0	--	0	--	0	--
Total	**4**	**300.0%**	**3**	**-25.0%**	**0**	**-100.0%**

YTD

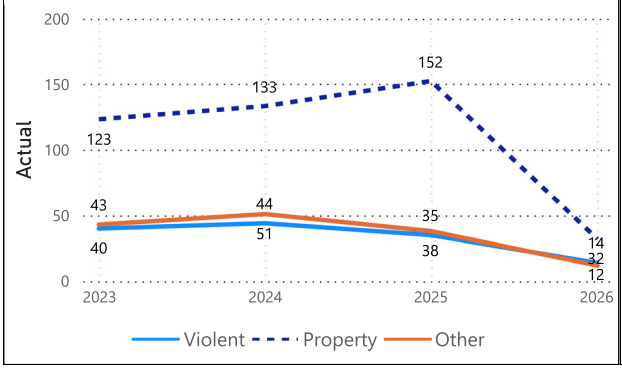
Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Possession	17	41.7%	5	-70.6%	3	-40.0%
Trafficking	11	175.0%	9	-18.2%	9	0.0%
Importation & Production	1	--	0	-100.0%	0	--
Cannabis Possession	0	-100.0%	0	--	1	--
Cannabis Distribution	0	--	0	--	0	--
Cannabis Sale	0	--	0	--	0	--
Cannabis Importation & Exportation	0	--	0	--	0	--
Cannabis Production	1	0.0%	0	-100.0%	0	--
Other Cannabis Violations	0	--	1	--	0	-100.0%
Total	**30**	**66.7%**	**15**	**-50.0%**	**13**	**-13.3%**

August



Top 3 Violation Types

August



Top 5 Violation Groups

August

ViolationGrp	2023	2024	2025	2026	Total
Theft Under $5000	45	50	53	12	**160**
Fraud	34	32	33	6	**105**
Failure to Comply	27	28	24	7	**86**
Mischief	25	22	30	8	**85**
Provincial Statutes	14	22	22	7	**65**

Detachment: 6T - WELLINGTON COUNTY

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
12-Aug-2026

Report Generated on:
02-Sep-2026 9:34:41 AM

OPP Detachment Board Report
Records Management System
August 2026

Other Crime Occurrences

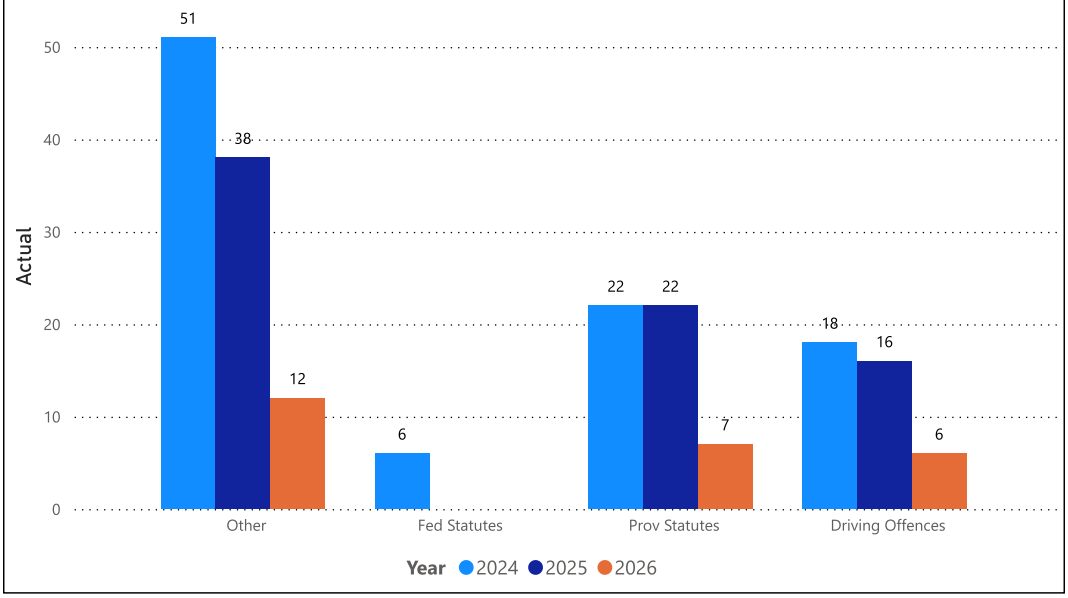
August

Year	2024		2025		2026	
Violation_rollup	Actual	% Change	Actual	% Change	Actual	% Change
Other	51	18.6%	38	-25.5%	12	-68.4%
Fed Statutes	6	20.0%	0	-100.0%	0	--
Prov Statutes	22	57.1%	22	0.0%	7	-68.2%
Driving Offences	18	0.0%	16	-11.1%	6	-62.5%
Total	**97**	**21.3%**	**76**	**-21.6%**	**25**	**-67.1%**

YTD

Year	2024		2025		2026	
Violation_rollup	Actual	% Change	Actual	% Change	Actual	% Change
Other	258	10.3%	264	2.3%	189	-28.4%
Fed Statutes	30	20.0%	28	-6.7%	7	-75.0%
Prov Statutes	209	34.0%	183	-12.4%	327	78.7%
Driving Offences	132	0.0%	132	0.0%	122	-7.6%
Total	**629**	**15.0%**	**607**	**-3.5%**	**645**	**6.3%**

August



Detachment: 6T - WELLINGTON COUNTY

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
12-Aug-2026

Report Generated on:
02-Sep-2026 9:34:41 AM

OPP Detachment Board Report
Records Management System
August 2026

Clearance Rate

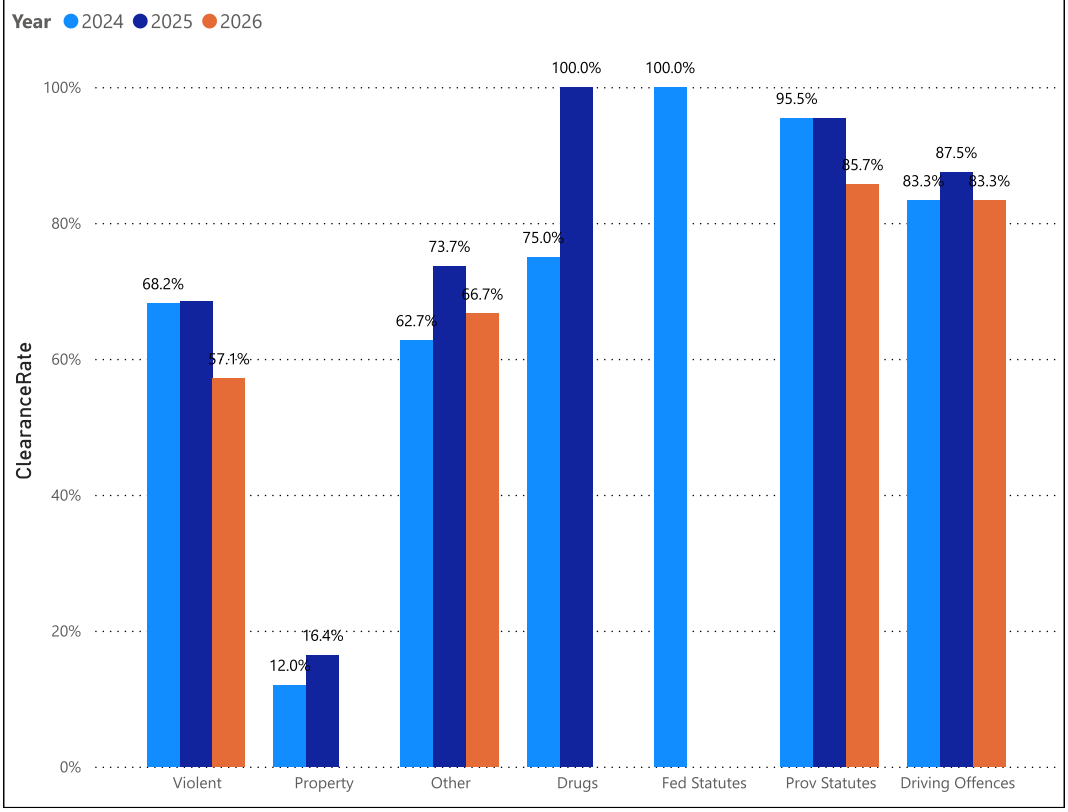
August

Year	2024		2025		2026	
	%	% Change	%	% Change	%	% Change
Violent	68.2%	29.9%	68.6%	0.6%	57.1%	-16.7%
Property	12.0%	-13.0%	16.4%	36.7%	0.0%	-100.0%
Other	62.7%	17.3%	73.7%	17.4%	66.7%	-9.5%
Drugs	75.0%	-25.0%	100.0%	33.3%		-100.0%
Fed Statutes	100.0%	0.0%		-100.0%		
Prov Statutes	95.5%	11.4%	95.5%	0.0%	85.7%	-10.2%
Driving Offences	83.3%	7.1%	87.5%	5.0%	83.3%	-4.8%

YTD

Year	2024		2025		2026	
Violation_rollup	%	% Change	%	% Change	%	% Change
Violent	63.2%	-0.6%	69.8%	10.5%	64.6%	-7.4%
Property	14.9%	-10.4%	12.2%	-18.1%	14.0%	15.1%
Other	66.7%	7.6%	68.2%	2.3%	67.2%	-1.4%
Drugs	70.0%	-21.3%	66.7%	-4.8%	69.2%	3.8%
Fed Statutes	100.0%	13.6%	96.4%	-3.6%	100.0%	3.7%
Prov Statutes	94.3%	0.0%	96.2%	2.0%	97.9%	1.8%
Driving Offences	76.5%	-10.6%	85.6%	11.9%	95.1%	11.1%

August



Detachment: 6T - WELLINGTON COUNTY

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Area(s): ALL

Data source date:
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OPP Detachment Board Report
Records Management System
August 2026

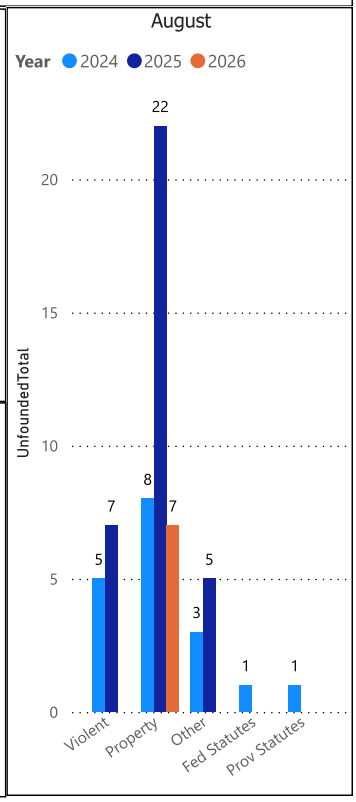
Unfounded

August

Year	2024		2025		2026	
Violation_rollup	Count	% Change	Count	% Change	Count	% Change
Violent	5	-50.0%	7	40.0%	0	-100.0%
Property	8	-61.9%	22	175.0%	7	-68.2%
Other	3	-40.0%	5	66.7%	0	-100.0%
Drugs	0	--	0	--	0	--
Fed Statutes	1	--	0	-100.0%	0	--
Prov Statutes	1	--	0	-100.0%	0	--
Driving Offences	0	--	0	--	0	--
Total	**18**	**-50.0%**	**34**	**88.9%**	**7**	**-79.4%**

YTD

Year	2024		2025		2026	
Violation_rollup	Count	% Change	Count	% Change	Count	% Change
Violent	30	-48.3%	56	86.7%	28	-50.0%
Property	123	-11.5%	143	16.3%	105	-26.6%
Other	21	-32.3%	35	66.7%	19	-45.7%
Drugs	0	--	2	--	1	-50.0%
Fed Statutes	1	--	0	-100.0%	0	--
Prov Statutes	3	50.0%	3	0.0%	3	0.0%
Driving Offences	0	--	0	--	1	--
Total	**178**	**-22.6%**	**239**	**34.3%**	**157**	**-34.3%**



Detachment: 6T - WELLINGTON COUNTY

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
12-Aug-2026

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02-Sep-2026 9:34:41 AM

OPP Detachment Board Report
Records Management System
August 2026

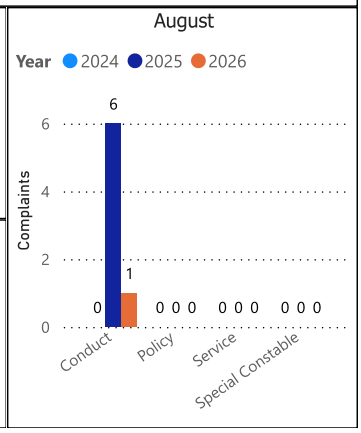
Public Complaints (Detachment Level Only)

August

Year	2024		2025		2026	
INCIDENT_TYPE	Count	% Change	Count	% Change	Count	% Change
Conduct	0	--	6	--	1	-83.3%
Policy	0	--	0	--	0	--
Service	0	--	0	--	0	--
Special Constable	0	--	0	--	0	--
Total	**0**	**--**	**6**	**--**	**1**	**-83.3%**

YTD

Year	2024		2025		2026	
INCIDENT_TYPE	Count	% Change	Count	% Change	Count	% Change
Conduct	5	0.0%	14	180.0%	12	-14.3%
Policy	0	--	0	--	0	--
Service	0	-100.0%	0	--	0	--
Special Constable	0	--	0	--	0	--
Total	**5**	**-16.7%**	**14**	**180.0%**	**12**	**-14.3%**



Data source: RMS Data Feed
Ontario Provincial Police, Professional Standards Bureau Commander Reports - File Manager System

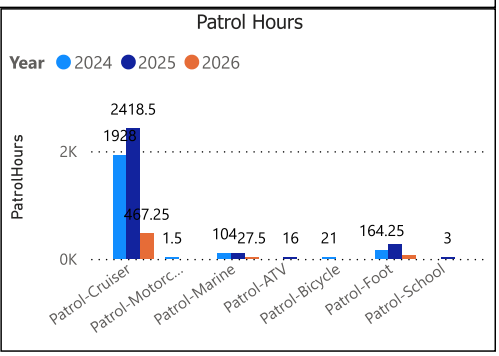
Data source date:
12-Aug-2026

Daily Activity Reporting

Daily Activity Reporting Patrol Hours

August

ODCdescr	2024	2025	2026
Patrol-Cruiser	1,928.00	2,418.50	467.25
Patrol-Aircraft	0.00	0.00	0.00
Patrol-Motorcycle	1.50	0.00	0.00
Patrol-Marine	104.00	104.25	27.50
Patrol-ATV	0.00	16.00	0.00
Patrol-Snowmobile	0.00	0.00	0.00
Patrol-Bicycle	21.00	0.00	0.00
Patrol-Foot	164.25	265.75	61.25
Patrol-School	0.00	3.00	0.00
Total	**2,218.75**	**2,807.50**	**556.00**



Data source (Daily Activity Reporting System) date:
12-Aug-2026

Detachment: 6T - WELLINGTON COUNTY
Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Data source date:
12-Aug-2026

Report Generated on:
02-Sep-2026 9:34:41 AM

OPP Detachment Board Report
Records Management System
August 2026

Youth Charges by Disposition Type

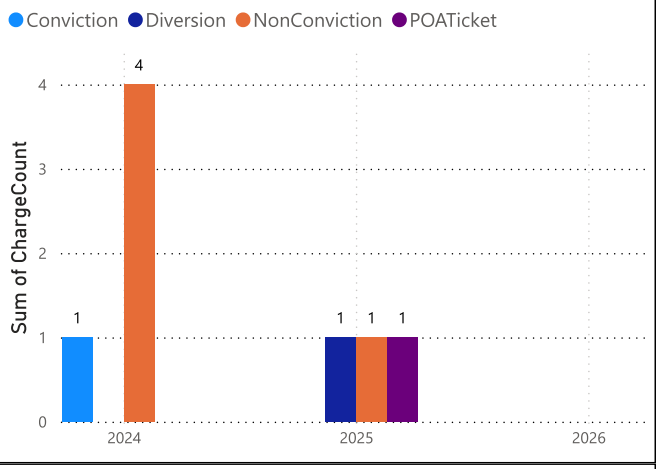
August

Disposition_Type	2024	2025	2026
Bail	0	0	0
Conference	0	0	0
Conviction	1	0	0
Diversion	0	1	0
NonConviction	4	1	0
NotAccepted	0	0	0
Total	**5**	**3**	**0**

YTD

Disposition_Type	2024	2025	2026
Bail	0	0	0
Conference	0	0	0
Conviction	7	9	4
Diversion	29	6	4
NonConviction	23	24	2
NotAccepted	0	1	0
Total	**62**	**55**	**21**

August



Youth Charges by Disposition and Occurrence Type

August

Year	2026	**Total**
OccType		
Total		**0**

YTD

Year	2026							
OccType	Bail	Conference	Conviction	Diversion	NonConviction	NotAccepted	POATicket
Arson			0	1	0		
Assault	0		2	0	2	0	
eTicket - Person			0	0	0	0	3
eTicket - Vehicle			0	0	0	0	8
Impaired/over 80			1		0	0	
Mischief		0	0	1	0	0	0
Stolen vehicle			1	0	0	0	0
Threats			0	2	0	0	
Total	**0**	**0**	**4**	**4**	**2**	**0**	**11**

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

Location code(s): 6T00 - WELLINGTON COUNTY, 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
12-Aug-2026

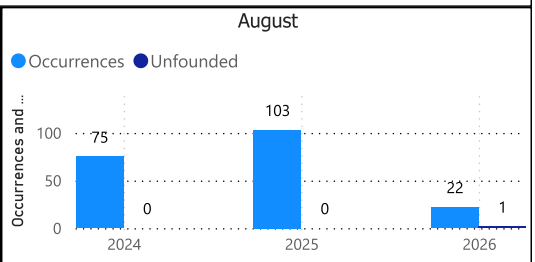
Report Generated on:
02-Sep-2026 9:39:16 AM

OPP Detachment Board Report
Records Management System
August 2026

Mental Health Act Occurrences

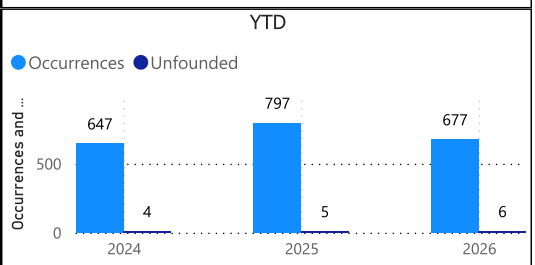
August

Year	Occurrences	Unfounded
2024	75	0
2025	103	0
2026	22	1



YTD

Year	Occurrences	Unfounded
2024	647	4
2025	797	5
2026	677	6



Mental Health Act Occurrences by Occurrence Type

August

Year	2026	
OccurrenceType	Occurrences	Unfounded
	1	0
Attempt or threat of suicide	2	1
Cyber Enabled Crime - Online Fraud	1	0
Duplicate occurrence	1	0
Family dispute	1	0
Mental health act	16	0
Total	**22**	**1**

Detachment: 6T - WELLINGTON COUNTY

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Area(s): ALL

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OPP Detachment Board Report
Records Management System
August 2026

Overdose Occurrences

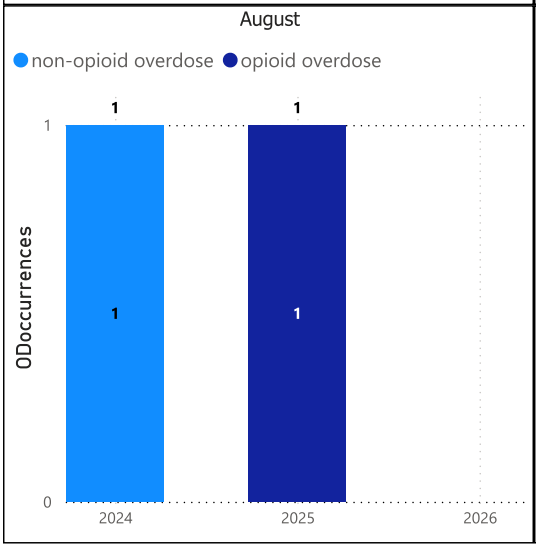
August

Fatal	2024	2025	2026
Fatal	**1**	**1**	**0**
non-opioid overdose	1	0	0
opioid overdose	0	1	0
non-Fatal	**0**	**0**	**0**
non-opioid overdose	0	0	0
opioid overdose	0	0	0
Total	**1**	**1**	**0**

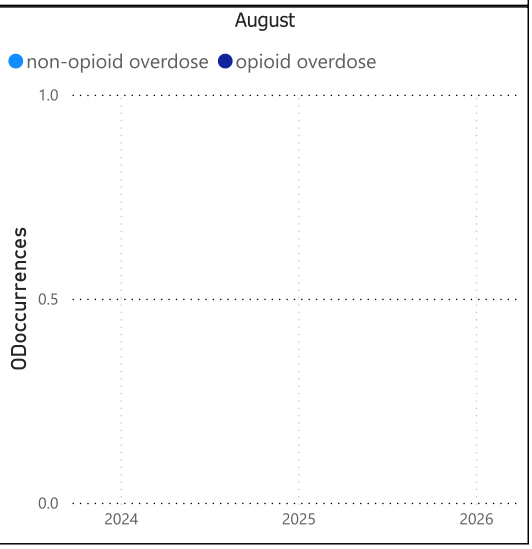
YTD

Fatal	2024	2025	2026
Fatal	**2**	**2**	**4**
non-opioid overdose	2	1	3
opioid overdose	0	1	1
non-Fatal	**3**	**3**	**2**
non-opioid overdose	1	0	1
opioid overdose	2	3	1
Total	**5**	**5**	**6**

Fatal Overdose Occurrences



Non-Fatal Overdose Occurrences



Detachment: 6T - WELLINGTON COUNTY

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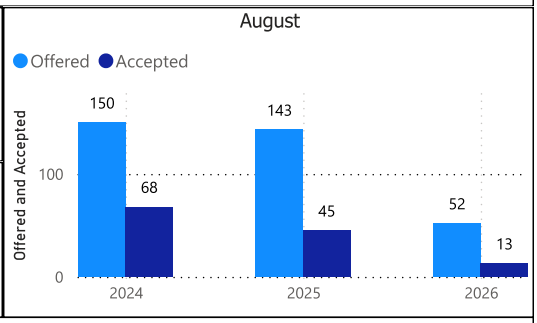
Referrals to Victim Service Agencies by Year

August

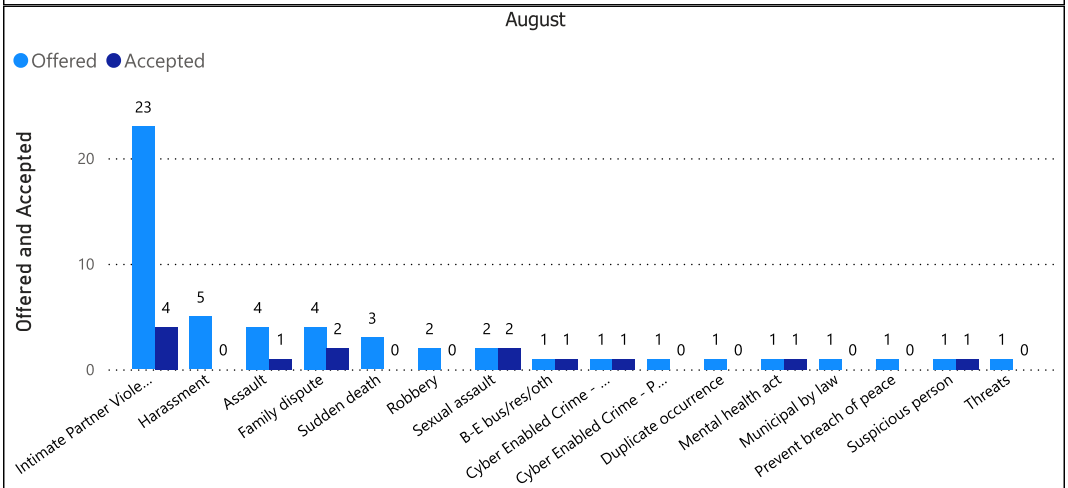
Year	Offered	Accepted	% Accepted
2024	150	68	45.0%
2025	143	45	31.0%
2026	52	13	23.6%

YTD

Year	Offered	Accepted	% Accepted
2024	1087	410	37.0%
2025	1238	420	33.5%
2026	1020	311	30.2%



Referrals to Victim Service Agencies by Occurrence Type



Referrals Accepted (%) by Age Group

August

PersonAgeRange	2024	2025	2026
11 - 16	60.0%	66.7%	0.0%
17 - 25	33.3%	42.1%	28.6%
26 - 45	50.6%	27.4%	23.8%
46 - 65	43.3%	35.1%	18.2%
6 - 10	0.0%		50.0%
Over 65	46.2%	18.2%	27.3%
Under 6	0.0%	0.0%	0.0%

YTD

PersonAgeRange	2024	2025	2026
	7.9%		
11 - 16	48.6%	44.4%	30.4%
17 - 25	49.5%	33.3%	35.3%
26 - 45	46.8%	32.1%	25.6%
46 - 65	53.4%	32.1%	33.7%
6 - 10	20.0%	38.9%	12.5%
Over 65	42.2%	40.2%	40.0%
Under 6	25.0%	23.5%	5.6%

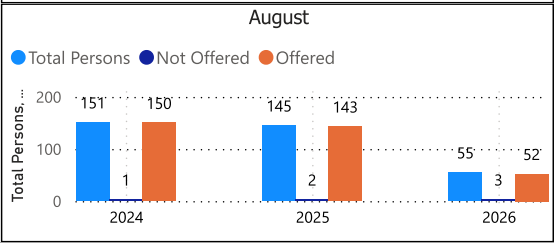
Referrals Not Offered

August

ServicesNotOfferedReason	2024	2025	2026
	0	0	0
	0	0	0
Victim deceased or unable to respond	1	2	3
Victim resides outside Ontario	0	0	0

YTD

ServicesNotOfferedReason	2024	2025	2026
	0	0	0
	0	1	0
Victim deceased or unable to respond	24	14	11
Victim resides outside Ontario	0	1	2



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Area(s): ALL

Data source date:
12-Aug-2026

Report Generated on:
02-Sep-2026 9:34:41 AM

Delegate Request - Entry #17666

Type of Meeting

Council

Meeting Date

October 7, 2026

How many delegates are requesting to make this presentation?

Two (2)

Type of Delegation

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

Identify which agenda item you are requesting to delegate on?

Permit to take water for 101 Brock Road site.

Type of Delegation

This request is to present a verbal delegation

Type of Attendance for verbal delegation

In person

Name of Delegate

Sandy Gott

Mailing Address of Delegate

[redacted]

Phone Number of Delegate

[redacted]

Email Address of Delegate

[redacted]

Name of Second Delegate

Crystal Howe

Mailing Address of Second Delegate

[redacted]

Phone Number of Second Delegate

[redacted]

Email Address of Second Delegate

[redacted]

Purpose of delegation (please describe the conern/position taken on issue, if applicable)

same

A formal presentation is being submitted to accompany the delegation

No

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

Yes

Acknowledgement

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

Township of Puslinch

Delegate Request - Entry #17707

Type of Meeting

Council

Meeting Date

October 7, 2026

How many delegates are requesting to make this presentation?

Two (2)

Type of Delegation

This is a request to delegate on a general topic

Type of Delegation

This request is to present a verbal delegation

Type of Attendance for verbal delegation

In person

Name of Delegate

Gyongyi Dorgo

Mailing Address of Delegate

[redacted]

Phone Number of Delegate

[redacted]

Email Address of Delegate

[redacted]

Name of Second Delegate

Michael Hryschenko

Mailing Address of Second Delegate

[redacted]

Phone Number of Second Delegate

[redacted]

Email Address of Second Delegate

[redacted]

Purpose of delegation (please describe the conern/position taken on issue, if applicable)

Sideroad Solar farm, asking for a letter that IESO requests with their application. The purpose of the letter to prove that the township is aware of this project.

A formal presentation is being submitted to accompany the delegation

No

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

No

Acknowledgement

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

Township of Puslinch

REPORT FIN-2026-026

TO: Mayor and Members of Council

PREPARED BY: Mary Hasan, Director of Finance/Treasurer

PRESENTED BY: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: October 7, 2026

SUBJECT: 2025 Township General Surplus

RECOMMENDATIONS

THAT Report FIN-2026-026 entitled 2025 Township General Surplus be received; and

THAT the 2025 General Surplus amount of $264,054 be allocated to the Asset Management Discretionary Reserve in accordance with Council Resolution No. 2019-347.

Purpose

The purpose of this report is to provide Council with a summary of the Township General Surplus as of December 31, 2025, and to recommend the allocation of the 2025 General Surplus.

Background

The total Township General Surplus for 2025 is $264,054. This amount is reported in the Schedule of Accumulated Surplus in the 2025 Audited Financial Statements presented to Council on May 6, 2026.

The $264,054 shown in the audit report represents the Township's general surplus at year-end, after all 2025 revenues, expenditures and year-end audit adjustments have been recorded.

During budget development, anticipated or prior-year surplus may be allocated to fund one-time operating expenditures that would otherwise be funded through taxation. The audited 2025 General Surplus of $264,054 reflects the remaining surplus available for allocation after these previously approved one-time budget allocations and completion of the year-end audit.

Budget Development and Control Policy

Clause 11 of the Budget Development and Control Policy provides guidance regarding the allocation of the General Corporate Surplus, summarized as follows:

- A report is presented to Council following the fiscal year-end, recommending the allocation of the General Corporate Surplus to the Asset Management (AM) Discretionary Reserve in accordance with Council Resolution No. 2019-347, or to another discretionary reserve based on Council's direction.
- Council Resolution No. 2019-347 authorizes Council to allocate all budget surpluses to the AM Discretionary Reserve to support future AM obligations.

General surpluses for the years 2018 to 2020 and 2022 to 2024 were fully allocated to the AM Discretionary Reserve.

Table 1 compares the projected 10-year balances of the AM Discretionary Reserve and the Gravel Roads Improvement Discretionary Reserve. The projections include the proposed $264,054 transfer of the 2025 General Surplus and approximately $63K of additional AM Discretionary Reserve funding identified in Report PW-2026-001 – Tender Results for the 2026 Asphalt Program.

Table 1: Projected Balances of the AM Discretionary Reserve and Gravel Roads Improvement Discretionary Reserve

Year	AM	Gravel Roads Improvement	Total
2026	4,202,898	77,050	4,279,948
2027	3,213,983	521,100	3,735,083
2028	3,752,680	12,850	3,765,530
2029	2,767,085	556,900	3,323,985
2030	2,537,445	1,150,950	3,688,395
2031	2,580,307	1,795,000	4,375,307
2032	3,705,069	2,489,050	6,194,119
2033	2,945,948	3,233,100	6,179,048
2034	4,061,643	4,027,150	8,088,793
2035	4,979,908	4,871,200	9,851,108

As outlined in Report FIN-2025-027, presented to Council on October 22, 2025, it was

recommended that the minimum target balance for the AM Discretionary Reserve be increased to $2.433 million and the maximum target balance be increased to $4.865 million, with these targets adjusted annually based on the May-to-May CPI. Using the current target range, the projected AM Discretionary Reserve balances are within the target range from 2026 through 2034. The projected 2035 balance of approximately $4.980 million is approximately $115K above the current maximum target. Future target amounts will change as they are adjusted annually based on May-to-May CPI.

These projections are estimates based on information available at the time of this report and will change as project costs, funding and other assumptions are updated.

General Surplus Calculation

The calculation of the 2025 Township General Surplus is outlined below:

1. The total operating tax levy surplus arising from the variance between budgeted and actual operating expenditures and revenues is $110,744, as reported in the Fourth Quarter Financial Report presented to Council on May 6, 2026.

Table 2 below provides an analysis of the operating tax levy surplus/deficit by department, together with comments regarding significant variances.

Table 2: Analysis of Operating Tax Levy Surplus/Deficit by Department

Department	Operating Tax Levy Surplus/(Deficit)	Comments
Administration	($70,308)	The majority of the deficit in this cost centre relates to unanticipated corporate professional fees of approximately $92K incurred for legal (see Note A), engineering and environmental services, partially offset by approximately $22K in net favourable variances in other Administration accounts.
Building	$0	Building services are intended to be funded through building permit fees rather than the tax levy. Annual surpluses are transferred to, and deficits funded from, the Building Surplus Reserve. In 2025, a transfer from the reserve offset the Building operating deficit, resulting in a $0 operating tax levy variance.
By-law	$105,619	The majority of the surplus in this cost centre relates to an approximately $23K net favourable expenditure variance, driven largely by professional development, engineering and environmental services, and full-time

		wages, together with approximately $82K in net favourable revenue variances.
Corporate	($31,995)	The majority of the deficit in this cost centre relates to an unbudgeted tax write-off accrual of approximately $14K, which is required for audit purposes, and approximately $18K in lower-than-budgeted revenues.
Council	$1,883	
Elections	$0	
Finance	$30,549	The majority of the surplus in this cost centre relates to approximately $43K in favourable salaries, wages, benefits and related payroll variances due to vacancies, partially offset by approximately $12K in net unfavourable variances in other Finance accounts.
Fire and Rescue	($124,647)	The majority of the deficit in this cost centre relates to additional vehicle maintenance costs of approximately $16K, approximately $93K in net salaries, wages, remuneration and related payroll costs, driven by call volume/nature of calls and changes made by OMERS to the plan for volunteer firefighters, together with lower revenues than budgeted of approximately $11K.
Heritage Advisory Committee	($1,051)	
Library	$5,737	
Municipal Office	($4,841)	
Parks	($13,013)	
Planning and Development Advisory Committee	$1,274	
Planning & Development	$381,282	The surplus primarily reflects approximately $312K in higher-than-budgeted planning application revenues, including $160K from two unbudgeted aggregate zoning by-law amendment applications, $57K from non-aggregate zoning amendments, $48K from pre-consultation fees, $29K from site plan control, $14K from minor variances and $4K from telecommunication tower proposals. A further approximately $58K net favourable variance arose from contract services and professional fees after related recoveries. Because planning applications can vary significantly in complexity, and timelines may also be affected by the completeness and quality of submissions, some applications span multiple years. As a result, related revenues and expenditures may be recognized in different fiscal years.

Public Works	($206,411)	The majority of the deficit in this cost centre relates to increased winter maintenance costs compared to budget of approximately $184K and fuel costs of approximately $34K, partially offset by approximately $27K in net favourable variances in other expenditure accounts. Revenues were also approximately $16K below budget.
Recreation and Community Wellness Advisory Committee	$2,483	
Source Water Protection	($47)	
Optimist Recreation Centre	$31,166	The majority of the surplus in this cost centre relates to approximately $11K in favourable salaries, wages, and benefits due to vacancies and approximately $17K in favourable equipment maintenance, outdoor maintenance and hydro variances.
Puslinch Community Centre	$2,863	
Youth Advisory Committee	$199	
Operating Tax Levy Surplus	$110,744	

Note: Departmental amounts are presented in rounded whole dollars and may not sum exactly to the $110,744 Operating Tax Levy Surplus due to rounding.

Note A – The Township has a legal contingency discretionary reserve with an approximate balance of $149K that it could draw upon if there are major unrecoverable legal matters in any given year. The Township withdrew $47.2K from this reserve in 2025 and $0 in 2026 year to date.

Several adjustments have been incorporated into the 2026 Budget to reflect actual expenditure and revenue trends identified through the 2025 year-end results.

2. For audit purposes, the Township records an estimated post-employment benefit obligation. The 2025 audit adjustment decreased this obligation by $863. As this adjustment is excluded from the General Surplus calculation, $863 is deducted in Table 4.

3. Table 3 below calculates the capital surplus by comparing 2025 capital expenditures with the related funding sources.

Table 3: Capital Surplus Calculation

Description	Amount
Total capital expenditures (including tangible capital asset and non-tangible capital asset expenditures)	$2,451,467
Capital contributions to the capital carry-forward discretionary reserve	$0
Subtotal of Capital Expenditures	$2,451,467
Capital Discretionary Reserve Funding	$1,002,524
Restricted Reserve Funding, including the Build Communities Strong Fund – Community Stream (formerly the Canada Community-Building Fund)	$905,683
Capital Tax Levy Funding for Capital Projects	$29,184
Capital Grant Funding, excluding the Build Communities Strong Fund – Community Stream	$531,970
Proceeds from Sale of a Road Allowance	$120,060
Proceeds from Disposal of Assets	$2,500
Capital Donation Funding	$477
Subtotal of Capital Funding	$2,592,398
Capital Surplus	$140,931

4. Table 4 below summarizes the staff reconciliation of the 2025 General Surplus to $260,553 prior to comparison with the audited amount.

Table 4: General Surplus Reconciliation

Item	Description	Surplus/(Deficit) Impact
1	Fourth Quarter Financial Report - Operating Tax Levy Surplus	$110,744
2	Post-Employment Benefit Obligation Adjustment	($863)
3	Capital Surplus	$140,931
4	Other reconciling items not reflected in Item No. 1 above: • Audit adjusting journal entry - $6,441 • Grant funding - $26,600 • Outstanding Deposits transferred to a Discretionary Reserve – ($28,500) • Planning - Additional Public Information Meeting Fee Revenue - $5,200	$9,741
	Total General Surplus	$260,553

Financial Implications

Table 4 calculates the 2025 General Surplus at $260,553. The 2025 audit confirms a General Surplus of $264,054, a $3,501 difference that is considered immaterial. Accordingly, the audited amount of $264,054 is used for financial reporting purposes.

The audited General Surplus of $264,054 represents approximately 1.88% of the Township's total 2025 budgeted operating and capital expenditures of $14,039,033.

Strategic Plan Alignment and Implications

Strategic Priority #4: Good Governance, Financial Stewardship, and Organizational Excellence
This report supports Strategic Priority #4 through transparent year-end financial reporting and long-term reserve planning.

Objective 4.2: Maintain Financial Stewardship
The proposed allocation of the audited General Surplus supports the Township's long-term financial and AM obligations.

Action 4.2(d): Oversight of Expenditures
This report summarizes significant 2025 budget-to-actual variances and provides Council with the year-end financial results used to determine the General Surplus.

Applicable Legislation and Requirements

Municipal Act, 2001

Engagement Opportunities

N/A

Attachments

None

Respectfully submitted:	Contributors:	Reviewed by:
Mary Hasan, Director of Finance/Treasurer	Andrew Hartholt, Chief Building Official Justine Brotherston, Director of Corporate Services/Municipal Clerk Michael Chant, Fire Chief Michelle Cassar, Deputy Treasurer Mike Fowler, Director of Public Works and Capital Projects Management Sarah Huether, Director of Community Services and Human Resources	Courtenay Hoytfox, Chief Administrative Officer

REPORT CAO-2026-011

TO: Mayor and Members of Council

PREPARED BY: Courtenay Hoytfox, CAO

PRESENTED BY: Courtenay Hoytfox, CAO

MEETING DATE: October 7, 2026

SUBJECT: Site Alteration By-law Proposed Amendments Final Draft

RECOMMENDATION

That Report CAO-2026-011 entitled Site Alteration By-law Proposed Amendments Final Draft be received; and

That Council give three readings to By-law 2026-061 as [presented/amended] being a By-law to amended By-law 2023-057, as amended.

Purpose

The purpose of this report is to provide Council with an overview of further amendments proposed to the Township's Site Alteration By-law 2023-057, as amended, following Council's consideration of the first draft of the proposed Commercial Site Alteration Permit framework and subsequent technical and legal review.

The report summarizes the revisions incorporated into the second draft of the amending by-law. The report also provides an update on additional municipal comparator research undertaken by staff regarding fee structures and confirms staff's recommendation that the fees previously proposed for Commercial Site Alteration Permits remain unchanged.

Background

Council previously considered proposed amendments to the Township's Site Alteration By-law intended to establish a new Commercial Site Alteration Permit category and associated application, monitoring, volume surcharge and financial security requirements.

The Commercial Site Alteration Permit framework is intended to provide enhanced municipal oversight of site alteration activities that are commercial in nature, involve significant volumes of Fill, or are associated with commercial soil treatment, processing, remediation or management activities. The framework is also intended to ensure that the municipal costs associated with reviewing, monitoring and administering these operations are borne by the applicant rather than the general taxpayer. The significant amendments to the second draft are noted below.

Commercial Site Alteration Permit Category

The second draft continues to replace the existing Major Site Alteration Permit category with a Commercial Site Alteration Permit category.

Further revisions have been made to distinguish large-scale site alteration from commercial site alteration. In particular, a change in grade greater than three metres is no longer a criteria for classification as a Commercial Site Alteration. Instead, significant changes in grade are addressed through the revised Large Site Alteration Permit definition.

The proposed definitions have therefore been revised so that:

- an Intermediate Site Alteration generally includes between 350 m^3 and 999 m^3 of Fill, a change in grade of less than three metres, and an alteration area of less than one hectare;
- a Large Site Alteration generally includes between 1,000 m^3 and 9,999 m^3 of Fill, a change in grade greater than three metres, or an alteration area greater than one hectare; and
- a Commercial Site Alteration is determined primarily by the commercial nature, business activity, volume, source or characteristics of the operation.

New Soil-Related Definitions

Additional definitions have been incorporated into the draft to provide greater clarity regarding activities that may trigger the Commercial Site Alteration provisions.

Liquid Soil Provisions

Section 3.1 of the By-law has been revised to clarify the Township's requirements relating to the deposit, temporary storage and processing of Liquid Soil. This amendment is intended to provide clearer regulatory wording and avoid unnecessary duplication or characterization of provincial requirements within the municipal By-law.

Additional Municipal Comparator Review

Following Council's consideration of the first draft, staff contacted a number of comparator municipalities to obtain additional information regarding the administration and fee structures associated with large-scale and commercial site alteration activities in their respective by-laws.

Staff contacted:

- Township of Brock;
- Town of Georgina;
- Town of New Tecumseth; and
- Township of Uxbridge.

The first report identified a range of volumetric charges amongst comparator municipalities, including $5.00/m³ in Uxbridge, $3.08/m³ in Brock, $0.75/m³ in Georgina and $2.15/m³ in New Tecumseth. The previously recommended Township rate of $2.00/m³ therefore falls within the range of comparator municipal fees reviewed by staff.

Based on the additional feedback received from the comparator municipalities and further review of their approaches to administration and cost recovery, staff are not recommending any changes to the Commercial Site Alteration fees proposed in the previous report.

Staff continue to recommend the following:

Fee	**Recommended Fee/Charge**
Commercial Site Alteration Application Fee	$2,808.80 plus third-party cost recovery
Commercial Site Alteration Annual Permit Monitoring Fee	$2,808.80 plus third-party cost recovery
Commercial Fill Volume Surcharge	$2.00/m³
Other Site Alteration Fill Volume Surcharge	$0.24/m³
Commercial Site Alteration Security	$1.00/m³ for first 50,000 m³; $1.25/m³ for next 50,000 m³; $1.50/m³ over 100,000 m³, to a maximum of $250,000

The recommended application and monitoring fees are intended to recover municipal administrative and review costs, while external technical and professional costs continue to be recovered directly from the applicant through third party cost recovery. As with all user fees,

staff will continue to monitor whether fees are set appropriately and report back to Council with recommendations during budget deliberations on an annual basis.

Haul Route Fees and Securities

As part of Council's feedback and direction from the first draft, staff also considered whether the Site Alteration fee structure should be adjusted based on the length of Township road used as part of an approved haul route for a Commercial Site Alteration.

Staff reviewed the Township's existing Haul Route By-law requirements, including the applicable fees and financial securities associated with haul route permits. Based on the review, Staff are not recommending that an additional kilometre-based road-use fee be incorporated into the Commercial Site Alteration fee structure at this time.

The Township's Haul Route permitting process provides the appropriate mechanism to address potential impacts to Township roads associated with commercial hauling activities. Applicable securities required through the haul route permit can be used to address road impacts and associated restoration obligations arising from the approved haul route.

Introducing an additional Site Alteration fee calculated according to the kilometres of Township road used would therefore create unnecessary duplication between the Site Alteration and Haul Route permitting frameworks. Staff will continue to monitor the application and permitting process and report back to Council with recommendations during budget deliberations on an annual basis should an alternate fee structure be needed.

Accordingly, staff recommend that:

- Commercial Site Alteration applicants continue to be responsible for obtaining any required Haul Route Permit;
- applicable Haul Route By-law fees and securities continue to apply independently;
- road maintenance and restoration obligations continue to be addressed through the Haul Route Permit and/or Commercial Site Alteration Agreement, as appropriate; and
- no additional kilometre-based Commercial Site Alteration fee be established at this time.

Financial Implications

As noted throughout the report.

Strategic Plan Alignment and Implications

Strategic Priority #1: Rural heritage, environmental stewardship, and natural resource protection

This initiative supports Strategic Priority #1 by strengthening the Township's ability to regulate significant site alteration and commercial fill activities and mitigate potential impacts on the rural landscape, natural environment, and surrounding properties.

Objective 1.1: Preserve Farmland and Rural Landscapes

The proposed framework supports this objective by providing enhanced oversight of commercial site alteration activities and ensuring that potential impacts on agricultural lands and the Township's rural character are considered through the application and approval process.

Action 1.1 (b): Continue to enhance awareness of site alteration permissions

This initiative aligns with Action 1.1(b) by establishing clearer requirements for commercial site alteration activities and providing a transparent process for application, public notification, and Council approval.

Applicable Legislation and Requirements

Township of Puslinch site Alteration By-law 2023-057
Municipal Act, 2001, S.O. 2001, c. 25
Environmental Protection Act, R.S.O. 1990, c. E.19
O. Reg. 406/19: On-site and Excess Soil Management

Engagement Opportunities

Township Website via the public Council agenda packages.

Attachments

Proposed Site Alteration By-law 2026-061

Respectfully submitted,

Courtenay Hoytfox
CAO

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-061

A By-law to amend By-law 2023-057 to prohibit and regulate the alteration of property and movement of fill within the Township of Puslinch (Site Alteration By-law)

WHEREAS the Council of the Corporation of the Township of Puslinch deems it appropriate and in the public interest to amend By-law 2023-057, as amended;

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

That By-law 2023-057, as amended, be further amended as follows:

1. Table of contents Section 5.5 is amended by replacing "Major" Site Alteration Permits with "Commercial" Site Alteration Permits.

2. Table of contents Section 15 Schedule "C" Determination of Fees and Financial Security is deleted.

3. Section 2.1 Definitions is amended by revising the following definitions:

    (i) "Applicant" means the Owner or Occupier of a Property and includes a Person authorized in writing to act on behalf of the Owner of a Property to apply for a Permit.

    (ii) "Conservation Authority" includes the Grand River Conservation Authority, Hamilton Conservation Authority, and Halton Conservation Authority, and any amalgamated or successor authorities.

    (iii) "Site Alteration - Intermediate" or "Intermediate Site Alteration" means the alteration of land where the requirement for a permit is based on: (i) a cumulative volume of fill over a five (5)-year period per property that is in the range of 350 cubic metres to 999 cubic metres of Fill, (ii) where a change in Grade is proposed to be less than 3 metres above or below the Existing Grade, and (iii) where the proposed Site Alteration area is less than 1 hectare in land size. A Permit and execution of an agreement with the Township is required for an Intermediate Site Alteration.

    (iv) "Site Alteration - Large" or "Large Site Alteration" means the alteration of land based on: (i) a cumulative volume of Fill over a five (5)-year period per property that is in the range of 1,000 cubic metres to 9,999 cubic

metres of Fill, (ii) where a change in Grade is proposed to be greater than 3 metres above or below the Existing Grade, or (iii) where the proposed Site Alteration area is greater than 1 hectare in land size. The approval of a Permit and execution of an agreement with the Township is required for a Large Site Alteration.

4. Section 2.1 Definitions is amended by adding the following definitions:

(v) "Hydro-excavation" means a method of excavation that uses pressurized water, air, vacuum equipment, or a combination thereof to loosen, remove and collect Soil or other material from the ground, and includes the generation, collection and handling of any resulting slurry, Liquid Soil or similar material.

(vi) "Site Alteration – Commercial" means an alteration of land that meets one or more of the following criteria: (i) undertaken for commercial benefit or gain, whether for the Owner, Occupier, contractor, or any third party and includes remuneration, compensation, tipping fees, brokerage, processing fees, or other consideration is received in connection with the Fill itself, and not solely for the performance of construction, excavation, grading, landscaping, driveway installation, or other site improvement works, (ii) undertaken as part of a commercial enterprise or business activity, (iii) the cumulative volume of fill exceeds 10,000 cubic metres over any consecutive five (5) year period, regardless of whether the activity is undertaken for commercial benefit or gain, (iv) fill is generated through, associated with, or originates from a Soil Treatment, Soil Remediation, Soil Processing, or Soil Management Operation, (v) the Council determines that the scale, frequency of truck traffic, duration, or nature of the operation is equivalent to a Commercial Site Alteration.

(vii) "Soil Management Operation" means a commercial business or undertaking involving the receipt, handling, tracking, storage, stockpiling, transportation, transfer, brokerage, processing, management, distribution or placement of Soil originating from one or more Source Sites, whether directly or through one or more intermediate sites, for subsequent transfer or delivery to a Receiving Site. A Soil Management Operation includes any operation where compensation, tipping fees, brokerage fees, processing fees, transportation fees or any other form of remuneration or consideration is received in connection with the receipt, handling, movement, storage, transfer, processing, management or placement of Soil.

(viii) "Soil Processing" means the mechanical or physical handling, treatment or manipulation of Soil for the purpose of sorting, screening, separating,

blending, dewatering, reducing, conditioning or otherwise preparing the Soil for reuse, transfer, placement or further treatment.

(ix) "Soil Remediation" means the treatment or management of Soil to remove, reduce, contain, stabilize or isolate contaminants for the purpose of reducing or eliminating an adverse effect or risk to human health or the natural environment, and includes remediation undertaken in accordance with the Environmental Protection Act, O. Reg. 153/04, O. Reg. 406/19 or any other applicable provincial legislation or regulation.

(x) "Soil Treatment" means any physical, chemical or biological process applied to Soil for the purpose of altering its physical, chemical, biological, geotechnical or environmental characteristics, including to improve, stabilize, condition, remediate or otherwise change the Soil for reuse, management, processing or disposal.

5. Section 2.1 Definitions is amended by deleting the following definitions:

~~(xi) "Site Alteration - Major" or "Major Site Alteration" means the alteration of land based on: (i) a cumulative volume of Fill over a five (5)-year period per property that is greater than 10,000 cubic metres of Fill, or (ii) where a change in Grade is proposed to be greater than 3 metres above or below the Existing Grade. Council is the approval authority for all Major Site Alteration Permits and agreements.~~

6. Section 3.1 Prohibitions is amended by revising the following:

(xii) Notwithstanding any other provision of this By-law, no person shall conduct, undertake, cause, permit or carry out the deposit, temporary storage, or processing of Liquid Soil ~~(as is also prohibited by Ontario Regulation 406/19); further no person shall conduct undertake, cause, permit or carry out liquid soil temporary storage or liquid soil processing~~ at any Property within the Township unless approved through an Environmental Compliance Approval issued by the MECP and in compliance with Section 3.8 herein, the Township Zoning By-law, and all other applicable By-laws.

7. Section 3.8 Applicable Laws and Plans is amended by adding the following:

(xiii) The Township Site Plan Control By-law;
(xiv) The Planning Act, R.S.O 1990, c. P.13.

8. Section 5.3 Intermediate Site Alteration Permit Requirements is amended by revising the following:

(i) A change in Grade is proposed to be less than ~~1.5~~ 3 metres above or below the Existing Grade

9. Section 5.4 Large Site Alteration Permit Requirements is amended by revising the following:

(i) A change in Grade is proposed to be ~~less~~ greater than 3 metres above or below the Existing Grade.

10. Delete reference to Schedule "C" Determination of Fees and Financial Security through the By-law and replace with "the Township User Fees and Charges By-law".

11. Section 5 Application Requirements is amended by deleting the following Section:

(xv) Section 5.5 Major Site Alteration Permit Requirements.

12. Section 5 Application Requirements is amended by adding the following Section:

(xvi) Section 5.5 Commercial Site Alteration Permit Requirements.

13. Section 7 Enforcement is amended by revising the following:

(xvii) This By-law may be enforced by Inspectors and/or the Designated Official. Without limiting/restricting any other power, duty or function granted by this By-law, Inspectors and/or the Designated Official may: give direction, issue an Order to discontinue or to perform work and further give verbal or written direction and may enter Property and/or carry out and direct whatever inspections, are reasonably required to determine compliance with this By-law. Failure to permit inspection constitutes grounds for suspension or revocation of a permit.

14. Schedule "C" to By-law 2023-057 is deleted.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 7th DAY OF OCTOBER, 2026.

_____
James Seeley, Mayor

_____
Justine Brotherston, Clerk

REPORT COR-2026-054

TO:	Mayor and Members of Council
PREPARED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
PRESENTED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
MEETING DATE:	October 7, 2026
SUBJECT:	Zoning By-law Amendment Application (D14/REI) 6852 Laird Rd W Request for Council to deem the application complete

RECOMMENDATION

That report COR-2026-054 entitled Request for Council to Deem Zoning By-law Amendment Application Complete – D14/REI (6852 Laird Rd W) be received for information; and,

Whereas the Township's subconsultants have reviewed the 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/REI 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.*

Purpose

The purpose of this report is to:

1. Advise Council of the application for a Site-Specific Zoning By-law Amendment for the property described as Front Part Lot 14, Concession 5 (6852 Laird Rd W) Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezone the retained parcel (6852 Laird Road W) from A(sp1) to Agricultural (A), to rezone the merged parcel of file B28-25 from A(sp1) to Agricultural (A) and Environmental Protection Overlay and to rezone the merged parcel of file B27-25 from A-SP1 and Agricultural (A) to a new Site Specific Agricultural (A(spXX) to permit a reduced lot frontage of 80m.

2. Obtain confirmation from Council that the application can be deemed to be complete and provide notice in accordance with Section 3 and Section 5 of O. Reg. 545/06 of the *Planning Act, 1990*.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Zoning By-law, to rezone the retained parcel (6852 Laird Road W) from A(sp1) to Agricultural (A), to rezone the merged parcel of file B28-25 from A-SP1 to Agricultural (A) and Environmental Protection Overlay and to rezone the merged parcel of file B27-25 from A(sp1) and Agricultural (A) to a new Site Specific Agricultural (A(spXX) to permit a reduced lot frontage of 80m.

The application required two submissions in order determine that all required documents and studies to support the application have been received.

Township staff and consultants will begin a fulsome review of the application based on the application merits once the application has been deemed complete by Council.

Consultation:

1. Process to Deem Application Complete

The Zoning By-law Amendment Application was submitted to the Township on May 4, 2026, and the prescribed fee was paid on May 8, 2026. There were two submissions in order to determine that all required documents and studies to support the application had been received. There is a thirty (30) day timeline to review applications for completeness in accordance with the Act.
The following reports and plans were submitted with the Zoning By-law Amendment application:

1st Submission – May 4, 2026

- Planning Rationale
- Draft Zoning By-law and Schedule A
- Source water Protection Form
- Notice of Decision B27-25
- Notice of Decision B28-25
- PIN Report – 6852 Laird Rd W
- Property Deed
- Power of Attorney Document for Leona Reid
- PIN Map and PIN Report
- Zone Change Sketch

2nd Submission – September 22, 2026

- Planning Opinion Letter
- Updated Draft By-law and Schedule A – September 22, 2026
- Conceptual Site Plan for Merged Parcel
- Updated Zone Sketch – September 23, 2026

Recommendation

Staff recommend that Council deem the application to be complete at this time as the Township's staff and consultants have determined that all the required documents and studies have been provided for the application. The applicant has paid the required fee to the Township and is responsible for paying all third-party costs.

Should Council deem the application to be complete, the timelines in the *Planning Act* stipulate 90 days to process the application. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following process to be completed:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (Tentatively November 10, 2026);
- Schedule and conduct at least one public meeting (Tentatively November 25, 2026);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (Date to be determined).

Financial Implications

None

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

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities

This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use

The proposed approach advances Council's objective to encourage responsible land use by engaging oversight by township planning staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township consideration of Zoning By-law Amendments

This initiative aligns with Action 2.3(b) by continuing to support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township's Zoning By-law 23-18, as amended.

Attachments

Schedule "A" – Key Map
Schedule "B" – 1st submission Zoning By-law Amendment documents and Comment Summary
Schedule "C" – 2nd submission Zoning By-law Amendment documents and Comment Summary

Respectfully submitted,	**Reviewed by:**
Monika Farncombe **Planning & Corporate Services Coordinator**	**Justine Brotherston** **Director of Corporate Services/ Municipal Clerk**

Schedule "A"

KEY MAP



TOWNSHIP OF PUSLINCH

Affidavit

Township of Puslinch
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0
(519) 763-1226

Cloudpermit application number
CA-3523001-P-2026-34

Applicant		
Last name Keast	First name Hailey	Corporation or partnership
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N1L 1G6
Other phone	Mobile phone +1 519-821-2763	
Fax	Email hailey.keast@vanharten.com	

Agent		
Last name Buisman	First name Jeff	Corporation or partnership Van Harten Surveying Inc.
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N1L 1G6
Other phone +1 5198212763	Mobile phone +1 519-821-2763	
Fax	Email jeff.buisman@vanharten.com	

Property owner, Payer		
Last name Reid	First name Raymond	Corporation or partnership
Street address [redacted]	Unit number	Lot / Con.
Municipality Puslinch	Province Ontario	Postal code N0B 2J0
Other phone	Mobile phone [redacted]	
Fax	Email [redacted]	

Subject Land Information		
Address	**Legal description**	**Roll number**
6852 LAIRD RD W (Primary)	CON 5 FRONT PT LOT 14	2301000001049000000

Companion Applications		
Are you submitting a companion Official Plan Amendment application? ☐ Yes ☑ No	Are you submitting a companion Plan of Subdivision/Condominium application? ☐ Yes ☑ No	Are you submitting a companion Site Plan Control application? ☐ Yes ☑ No

Subject Land Information		
If known, the date the subject land was acquired by the current owner 1959-08-14		
Frontage 155.0 m	Depth 250.0 m	Area 45000.0 m²
Official Plan Designation Prime Agricultural	Current Zoning Site-Specific Agricultural (A-sp1) Zone	
Existing Uses Agricultural / Rural Residential		
If known, the lengths of time that the existing uses have continued Decades		
Previous uses Unknown		
List the names and addresses of the holders of any mortgages, charges, or other encumbrances in respect of the subject land None		
Are there any easements or restrictive covenants affecting the subject lands? ☐ Yes ☑ No		

Has the subject land ever been subject of

An application for a plan of subdivision / condominium or consent ☑ Yes ☐ No ☐ Not known	
Application number Consent Files: B27-25 & B28-25	
An application for a zoning by-law amendment or a minor variance ☐ Yes ☑ No ☐ Not known	
An application for approval of a site plan ☐ Yes ☑ No ☐ Not known	
A Minister's Zoning Order (Ontario regulation) ☐ Yes ☑ No ☐ Not known	

Description of Amendment

Amendment to Zoning By-law from	Amendment to Zoning By-law to
To rezone from Site-Specific Agricultural (A-sp1) Zone	To rezoned to Agricultural (A) Zone

Proposed uses of subject land

Rural Residential and Agricultural (no change)

Describe the nature and extent of the amendment(s) being requested

The zone change request is being made for the lands municipally known as #6852 Laird Road West (PIN 71214-0182). Two lot line adjustments have been conditionally approved, where three properties are being reconfigured and the rezoning is required to bring the parcel into zoning compliance and satisfy the Conditions of the severances. The two other parcels are zoned Agricultural and this re-zoning will allow the subject property to also be zoned Agricultural to eliminate split zoning once the parcels are merged and to remove kennel as a permitted use.

Why is this amendment or these amendments being requested?

The subject property is currently zoned (A-1) which permits a kennel, however there is no existing or proposed kennel operation. In order to finalize the two related consent applications, the kennel use must be removed for the merging of the parcels so that there is no split zoning and to eliminate a kennel as a permitted use.

Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement, 2014

The lot line adjustment applications are consistent with Section 4.3.3.2 of the PPS which permits a boundary adjustment within the prime agricultural area. This rezoning is a condition of the boundary adjustment, and the use of the land is not changing, as it will continue to be zoned Agriculture, without the use of a kennel.

Explain how the application conforms to the City's Official Plan

Lot line adjustments are permitted in both the Prime and Secondary Agricultural designations of the Official Plan as stated in Section 10.3.5 and Section 10.4.6 respectively. Both designations and sections reiterate that lot line adjustments are permitted provided there are no adverse effects on agriculture; where a more viable agricultural operation will result and where an undersized lot is made useable. The rezoning conforms with the Official Plan, as the property will be zoned Agricultural without the use of a kennel, which aligns with the Official Plan.

If this application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with this matter

N/A

☐ See Official Plan Amendment

Existing Buildings / Structures on Subject Land

Are there any buildings or structures on the subject land?

☑ Yes ☐ No

Indicate the type of building or structure, the date of construction (if known), and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area.

The existing dwelling and shop are to remain. There are old mink barns to the rear which are to be removed as part of the approved consent and the detached carport is also being removed.

☑ See attached Existing Plan or Sketch of Subject Land

Proposed Buildings / Structures on Subject Land

Do you propose to build any buildings or structures on the subject land?

☐ Yes ☑ No

Sign off

By click this button I have read and understand the below

☐ I understand that the applicant is responsible for all third party review fees regarding the application in accordance with the Township's User Fees and Charges By-law

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Hailey Keast, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits) [redacted]

Signature of Commissioner for taking affidavits	Municipality	Day, month, year
	Guelph.	07/05/2026

Place an imprint of your stamp below

[redacted]

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 21, 2027.

Affidavit and signatures

Applicant

The Hailey Keast, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

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

Digitally signed on 2026-05-07, 11:16:46 a.m. EDT by Hailey Keast.

Companion Applications		
Are you submitting a companion Official Plan Amendment application? ☐ Yes ☑ No	Are you submitting a companion Plan of Subdivision/Condominium application? ☐ Yes ☑ No	Are you submitting a companion Site Plan Control application? ☐ Yes ☑ No

Subject Land Information		
If known, the date the subject land was acquired by the current owner 1959-08-14		
Frontage 155.0 m	Depth 250.0 m	Area 45000.0 m²
Official Plan Designation Prime Agricultural	Current Zoning Site-Specific Agricultural (A-sp1) Zone	
Existing Uses Agricultural / Rural Residential		
If known, the lengths of time that the existing uses have continued Decades		
Previous uses Unknown		
List the names and addresses of the holders of any mortgages, charges, or other encumbrances in respect of the subject land None		
Are there any easements or restrictive covenants affecting the subject lands? ☐ Yes ☑ No		

Has the subject land ever been subject of

An application for a plan of subdivision / condominium or consent ☑ Yes ☐ No ☐ Not known	
Application number Consent Files: B27-25 & B28-25	
An application for a zoning by-law amendment or a minor variance ☐ Yes ☑ No ☐ Not known	
An application for approval of a site plan ☐ Yes ☑ No ☐ Not known	
A Minister's Zoning Order (Ontario regulation) ☐ Yes ☑ No ☐ Not known	

Description of Amendment	
Amendment to Zoning By-law from To rezone from Site-Specific Agricultural (A-sp1) Zone	Amendment to Zoning By-law to To rezoned to Agricultural (A) Zone

Proposed uses of subject land

Rural Residential and Agricultural (no change)

Describe the nature and extent of the amendment(s) being requested

The zone change request is being made for the lands municipally known as #6852 Laird Road West (PIN 71214-0182). Two lot line adjustments have been conditionally approved, where three properties are being reconfigured and the rezoning is required to bring the parcel into zoning compliance and satisfy the Conditions of the severances. The two other parcels are zoned Agricultural and this re-zoning will allow the subject property to also be zoned Agricultural to eliminate split zoning once the parcels are merged and to remove kennel as a permitted use.

Why is this amendment or these amendments being requested?

The subject property is currently zoned (A-1) which permits a kennel, however there is no existing or proposed kennel operation. In order to finalize the two related consent applications, the kennel use must be removed for the merging of the parcels so that there is no split zoning and to eliminate a kennel as a permitted use.

Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement, 2014

The lot line adjustment applications are consistent with Section 4.3.3.2 of the PPS which permits a boundary adjustment within the prime agricultural area. This rezoning is a condition of the boundary adjustment, and the use of the land is not changing, as it will continue to be zoned Agriculture, without the use of a kennel.

Explain how the application conforms to the City's Official Plan

Lot line adjustments are permitted in both the Prime and Secondary Agricultural designations of the Official Plan as stated in Section 10.3.5 and Section 10.4.6 respectively. Both designations and sections reiterate that lot line adjustments are permitted provided there are no adverse effects on agriculture; where a more viable agricultural operation will result and where an undersized lot is made useable. The rezoning conforms with the Official Plan, as the property will be zoned Agricultural without the use of a kennel, which aligns with the Official Plan.

If this application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with this matter

N/A

☐ See Official Plan Amendment

Existing Buildings / Structures on Subject Land

Are there any buildings or structures on the subject land?

☑ Yes ☐ No

Indicate the type of building or structure, the date of construction (if known), and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area.

The existing dwelling and shop are to remain. There are old mink barns to the rear which are to be removed as part of the approved consent and the detached carport is also being removed.

☑ See attached Existing Plan or Sketch of Subject Land

Proposed Buildings / Structures on Subject Land

Do you propose to build any buildings or structures on the subject land?

☐ Yes ☑ No

Sign off
By click this button I have read and understand the below ☒ I understand that the applicant is responsible for all third party review fees regarding the application in accordance with the Township's User Fees and Charges By-law

May 4, 2026
34431-25
Jeff.Buisman@vanharten.com

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

Attention: Planning Department

Re: Zoning By-law Amendment for Severances B27-25 & B28-25
6852 Laird Road West
Part of Lots 13 & 14, Concession 5
PIN 71214-0181; 71214-0182 & 71214-0183
Township of Puslinch

Please find enclosed a Zoning By-law Amendment Application for the above-mentioned properties. Included with this submission are copies of the Zone Change Sketch, Draft Zoning-By-law Amendment and Schedule 'A', PIN Reports, Map, and Deeds, Power of Attorney document and Sourcewater Protection Form. We understand the administration fee to be **$1,542.00** with the Township.

Proposal:

This Planning Letter has been prepared in support of a conditionally approved Consent applications (lot line adjustments B27-25 & B28-25). The applications were approved January 2026 by the County of Wellington Land Division Committee. The associated Zoning By-law Amendment (ZBA) Application is required to satisfy Condition 8 of the approved severances B27-25 & B28-25 with the Township of Puslinch.

The Zone Change request is being made for the lands municipally known as #6852 Laird Road West (PIN 71214-0182).

Two lot line adjustments have been conditionally approved, where three properties are being reconfigured. The parcels are outlined below:

1. The dwelling parcel – #6852 Laird Road West – PIN 71214-0182 – SUBJECT TO ZONING AMENDMENT APPLICATION
2. The vacant large farm property with frontage along Laird Road West and Pioneer Trail – PIN 71214-0181
3. The vacant small parcel along Laird Road West – PIN 71214-0183

The large farm property and the small vacant property are zoned Agricultural; however the dwelling parcel (#6852 Laird Road West) is zoned a Site-Specific Agricultural (A-1) which permits a kennel. The intention is to rezone the dwelling parcel from A-1 to the standard Agricultural (A) Zone, so that there is no split zoning for the merging of parcels and to eliminate the permitted use of a Kennel on the lands.

The following Zone Change request is being made:

A) **To rezone #6852 Laird Road West from Site-Specific Agricultural (A-sp1) Zone which permits a kennel, to the standard Agricultural (A) Zone where a kennel is not permitted.**

This zoning request is more administrative in nature to eliminate the permitted use of a Kennel on the lands and to ensure the merging parcels are all zoned the standard Agricultural (A) zone. This is required in order to satisfy the related conditions and finalize the severances.

We are of the opinion that the Zoning Amendment follows the relevant planning policies of the Zoning By-law, Official Plan and Provincial Policy Statement.

Background on Approved Consent Applications:

The approved consents will reconfigure the parcels as outlined below:

Lot Line Adjustment #1 (B27-25):

Severing a 2.8±ha parcel from #6852 Laird Road West (PIN 71214-0182), with the old mink sheds, and adding it to the adjacent large agricultural property (PIN 71214-0181) which has over 34.3±ha, for continued agricultural use. The old mink sheds are being removed as part of the severance.

Lot Line Adjustment #2 (B28-25):

Severing a 0.7±ha vacant parcel from the side yard of #6852 Laird Road West (PIN 71214-0182) and merging it with the small (0.4±ha) vacant rural parcel to the west (PIN 71214-0183) to allow for additional space outside of the natural features to construct a dwelling.

Retained Parcel (B27-25 & B28-25):

The Retained Parcel of both applications will be #6852 Laird Road West, which will have a frontage of 88±m, depth of 106±m, for an area of 1.0±ha where the existing dwelling and shop will remain. A new entrance is proposed and has been evaluated to access the dwelling. There is a detached carport that crosses the proposed boundary and it will be removed as part of the severance.

Planning Policies:

The subject properties are zoned Agricultural (A-sp1), Agricultural, and Natural Environment. The final parcel configurations will meet zoning in terms of lot frontage, lot area and setbacks.

The intention is to remove the A-sp1 zone and rezone to the standard Agricultural (A) zone, which will eliminate a kennel as a permitted use and ensure there is no split-zoning for the Merged Parcels.

The subject properties have an Official Plan designation of Prime Agricultural, Secondary Agricultural and Core Greenlands.

Lot line adjustments are permitted in both the Prime and Secondary Agricultural designations of the Official Plan as stated in Section 10.3.5 and Section 10.4.6 respectively. Both designations and sections reiterate that lot line adjustments are permitted provided there are no adverse effects on agriculture; where a more viable agricultural operation will result and where an undersized lot is made useable.

This type of severance and related zoning by-law amendment aligns with the Provincial Policy Statement (PPS) as noted in Section 4.3.3.2 where it states that lot line adjustments may be permitted for legal or technical reasons. This will also allow for an increase agricultural operation. The rezoning is to remove an additional kennel use on the rural residential parcel.

For both applications – there will be no adverse effect on agricultural. With the first application, a more viable agricultural operation will result. The 2.8±ha parcel will be vacant once the buildings are removed and this will be used as agricultural field and added to the large agricultural parcel for a combined area of over 37±ha. The second application is not removing any agricultural land, as it is vacant side yard for the existing dwelling parcel and this lot line adjustment will increase the size of the small rural residential parcel that has limited space to build a dwelling due to the natural features – so essentially making an undersized lot useable.

Conclusion:

In summary, the conditionally approved severances and proposed zoning amendment are logical to reconfigure parcels to create a more viable agricultural operation and allow an undersized lot to be useable, all while following the zoning requirements and planning policies. The rezoning will remove the kennel use from the subject property, reverting to the standard Agricultural zone in order to achieve zoning compliance with the Township.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

[redacted]

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Raymond Reid via email: [redacted]

Source Water Protection Screening Form

Screening form for building permits, minor variance, consent to sever, lot line adjustment and other *Planning Act* applications

Your property is in a vulnerable drinking water area. To process your application, the municipality needs additional information about the existing and proposed activities occurring on the property, as required by the *Clean Water Act*. Find out more information about Source Water Protection and your role in drinking water protection at www.wellingtonwater.ca

This form must be filled out by the owner, the applicant, or their designate. Mandatory information includes:

- Section 1 – entire section
- Section 2 – entire section
- Section 3 – questions A to J marked "yes". Please review each question to determine if it applies
- Section 4 – entire section

*For assistance in completing this form, please refer to the "**Explanatory Guide**" beginning on page 7*

Section 1: General Information

Property Address or Legal Description: 6852 Laird Road West, Puslinch

Roll Number (if known): PINS 71214-0183; 71214-0182 & 71214-0181

Owner/Applicant Information:

Owner	
Name:	Raymond Reid
Phone:	[redacted]
E-mail:	[redacted]

Applicant/Designate (if different than Owner)	
Name:	Jeff Buisman, Van Harten Surveying
Phone:	519-821-2763 ext 225
E-mail:	jeff.buisman@vanharten.com

Who should we contact if additional information is required?

- ☑ Owner
- ☑ Applicant

How is your property serviced? Check all that apply:

- ☐ Unserviced
- ☐ Municipal Water
- ☐ Municipal Sanitary Sewer
- ☑ Septic System
- ☑ Private Drilled Well
  - Approximate Well Age: _____
- ☐ Private Dug Well
  - Approximate Well Age: _____

How is your building(s) heated? Check all that apply:

- ☐ Natural Gas
- ☐ Propane
- ☐ Home Heating Oil
- ☐ Other: _____

Section 2: Proposal

	Application Type (check all that apply)
☐	New Building
☐	Expansion/Conversion of Existing Building
☐	New or Replacement Septic System
☐	Change of Use
☐	Demolition Permit
☐	Consent Application *(severance, lot line adjustment)*
☐	Minor Variance
☐	Development Agreement
☑	Other: Zone Change

	Proposed Land Use (check all that apply)
☑	Low Denisty Residential *(detached/ semi-detached house)*
☐	Multi-Residential *(townhouse, condo, apartment buildings, etc.)*
☐	Agricultural
☐	Commercial *(including mixed use, office, retail, etc.)*
☐	Industrial
☐	Institutional
☐	Home-based Business
☐	Recreational (*park, golf course, marina, etc.)*
☐	Other:

Description of proposed land use or current land use if no change is proposed. Include a description of servicing, and building/structure use and size:

Two lot line adjustment applications have been approved which will re-configure the properties. The existing dwelling will remain at #6852. A new dwelling is proposed on the other merged parcel and the large parcel will remain for agricultural use. The old mink barns will be demolished. A zone change is required to remove the site-specific (A-1) zone which permits a kennel and the parcel will be rezoned to the standard Agricultural (A) Zone. Please see sketch / covering letter.

Section 3: Potential Threat Activities Associated with Application

A. Are liquid fuels or wastes handled or stored on the property?

- ○ Yes, complete Table A below
- ◉ No, continue to Section B

Table A	**Existing**	**Proposed**	**Total Volume**	**Inside Home**	**Outside Home**	**Not Applicable**
More than 250L of Liquid Fuel *(e.g. gas, diesel)*	☐	☐				☐
Home Heating Oil or Waste Oil	☐	☐		☐	☐	☐
Industrial/Commercial Waste	☐	☐				☐
PCB Waste	☐	☐				☐
Hazardous Waste	☐	☐				☐
Handling of untreated liquids/solids from septic systems or holding tanks	☐	☐				☐

B. Are non-residential chemicals handled or stored on the property?

- ◯ Yes, complete Table B below
- ◉ No, continue to Section C

If you own a home-based business that handles or stores chemicals, complete Table B.

Table B	Existing	Proposed	Total Volume	Not Applicable
Paint, Stain, Lacquer, Enamel, etc.	☐	☐		☐
Auto repair/maintenance	☐	☐		☐
Degreasers/liquids for washing metal parts	☐	☐		☐
Industrial manufacturing/processing	☐	☐		☐
Chemical Solvents	☐	☐		☐
Dry cleaning chemicals	☐	☐		☐
Adhesives, furniture strippers	☐	☐		☐
Other Chemicals	☐	☐		☐

If “Other Chemicals” are existing or proposed, please provide information about the chemicals:

C. Are road salt or de-icing chemicals stored or applied? Is snow stored on the property?

This includes winter maintenance completed by a contractor on behalf of the property owner

- ◯ Yes, complete Table C below
- ☐ No, continue to Section D

Table C	Existing	Proposed	Volume Stored/Area Applied	Not Applicable
Road salt/de-icing chemical storage	☐	☐		☐
Size of area road salt/de-icing chemicals are applied	☐	☐		☐
Snow storage area greater than 8 parking spaces (200m^2)	☐	☐		☐

If road salt/de-icing chemcial storage is existing or proposed, how is it stored?

☐ Covered ☐ Uncovered ☐ Partially covered

D. Are hard surfaces proposed that may reduce water infiltration into the ground?

This includes driveways, sidewalks, parking lots, large building roofs, patios, etc.

- ☐ Yes, continue to Section E
- ☐ No, continue to Section E

E. Are stormwater management activities existing or proposed on the property?

- ◯ Yes, complete Table E below
- ◉ No, continue to Section F

Table E	Existing	Proposed	Not Applicable
Stormwater Pond	☐	☐	☐
Oil/Grit or Oil/Water Separator	☐	☐	☐
Catch basins or sediment control *(e.g. Stormceptor)*	☐	☐	☐
Infiltration galleries	☐	☐	☐
Other *(e.g. vegetated swales, constructed wetlands, etc)*	☐	☐	☐

If "Other" stormwater management activities are existing or proposed, please provide further details:

F. Are groundwater transport pathways existing or being created?

Transport pathways are human constructed pathways through soil and bedrock that may increase the vulnerability of groundwater to certain contaminants.

- ◯ Yes, complete Table F below
- ◉ No, continue to Section G

Table F	Existing	Proposed	Not Applicable
Vertical Geothermal System	☐	☐	☐
Well not in use (*includes domestic wells and environmental or geotechnical monitoring wells)*	☐		☐
Aggregate Extraction Project	☐	☐	☐
Non-residential or Large Multi-Residential Cassions/Building Piers	☐	☐	☐
Utilities/Excavation in fractured bedrock	☐	☐	☐
Parking garage/tunnel	☐	☐	☐

If any of the above transport pathways are occurring, please provide a brief description of the proposal and any relevant construction details (maps/cross-sections/figures, depth of excavation, etc). If constructing a geothermal system, please provide details including depth, vertical or horizontal, and whether the system is closed or open loop.

G. Is non-residential water use existing or proposed?

This includes water used for agricultural, commercial, industrial, or institutional purposes such as manufacturing, irrigation, car/truck washing, etc. but does not include typical office use.

- ○ Yes, describe below
- ◉ No, continue to Section H

Please describe what water is used for on the property. Include approximate volume (L/day), if known.

H. Are manure, biosolids or livestock uses existing or proposed on the property?

- ○ Yes, complete Tables H1, H2, and H3 below
- ◉ No, continue to Section I

Old Mink Sheds on Property (not currently being used and to be demolished)

Table H1	Application	Storage	Product Name	Not Applicable
Manure	☐	☐		☐
Biosolids, commercial food waste, etc. *(i.e. NASM)*	☐	☐		☐

Table H2	Existing	Proposed	Type of Animals	Estimated # of Animals	Not Applicable
Grazing/Pasture of Livestock	☐	☐			☐
Livestock Outdoor Confinement Yard	☐	☐			☐

Table H3	Existing	Proposed	Not Applicable
Nutrient Management Plan or Strategy, NASM Plan	☐	☐	☐
Environmental Farm Plan	☐	☐	☐

I. Are fertilizers or pesticides used or stored on the property?

This includes fertilizer and pesticide use for agricultural purposes as well as commercial, industrial, institutional, and multi-residential landscaped areas. Single family houses are excluded.

- ○ Yes, complete Table I below
- ◉ No, continue to Section J

Table I	Application	Storage	Product Name(s)	Not Applicable
Fertilizer	☐	☐		☐
Pesticide	☐	☐		☐

J. Are provincial approvals required for any activities on the property?

- ○ Yes, complete Table J below
- ◉ No, continue to Section 4

Table J	Existing	Proposed	Description	Not Applicable
Environmental Compliance Approval	☐	☐		☐
Permit To Take Water	☐	☐		☐
Aggregate Resource Act Approvals	☐	☐		☐
Environmental Activity Sector Registry	☐	☐		☐
Record of Site Condition	☐	☐		☐

Section 4: Declaration of Person (Owner or Applicant) Engaged in Activity

By signing below, I declare that the information contained in this application and all attached documentation is true and accurate to the best of my knowledge. I understand that incomplete or inaccurate information may void any Notices or approvals issued relating to the proposal for which this application was intended.

Jeff Buisman, Van Harten Surveying	[redacted]	May 4, 2026
Applicant or Owner Name	Applicant or Owner Signature	Date

Information is collected pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56 and the *Clean Water Act,* 2006, S.O. 2006, c. 22 for the administration and enforcement of the *Clean Water Act.* Please note that business identity information is not considered personal information pursuant to the *Municipal Freedom of Information and Protection of Privacy Act.*

For any inquiries about the collection of this information, please contact the Risk Management Office, Wellington Source Water Protection, 1 MacDonald Square, Elora, ON, N0B 1S0, 1-844-383-9800.

Explanatory Guide for Completing the Source Water Protection Screening Form

Your property is located within a municipal well head protection area or intake protection zone and therefore may be subject to the *Clean Water Act,* 2006. The Wellhead Protection Area (WHPA) is the area around a municipal well where land use activities have the potential to affect the quality and quantity of water that flows into the wellhead. For more information, refer to www.wellingtonwater.ca or contact 1-844-383-9800.

To assist staff in determining whether your property and/or application is subject to the Act, the Source Water Protection Screening Form is completed to inventory the activities that are proposed on your property. The following sections explain the form.

Section 1 – General Information

Please fill out the municipal address and property owner for the subject property. If the Roll Number is known, please enter it here. Please indicate who we should contact if we have any questions about the application.

Servicing information:
Please fill out how your property is serviced, whether it is municipally serviced or if you are on a private well or septic system. If you are on a private well, please indicate the year the well was installed, or approximate age. Please also indicate your heating source.

Section 2 – Proposal

Please check all that apply to the application and provide a brief explanation of the proposed development. If you are applying for something not listed or the proposed land use is not listed, please fill out the “Other” box.

Section 3 – Potential Threat Activities Associated with Application

Within this section, please fill out all that apply to your application. If there is a square provided in the table, please provide a check mark; if there is a blank space in the table please write in the applicable information.

3 A Liquid Fuel Handling and Storage, Waste Handling/Storage

Fill out this section if you have liquid fuel storage or handling greater than 250 litres (1 gal = 3.785 L). This can be located in land uses for residential, agricultural, gas, commercial, industrial or institutional purposes and includes gasoline, diesel or home heating oil. It does not include propane or natural gas.

Fill out this section if there is hazardous waste or liquid industrial waste stored on the property including waste oil, solvents, and automotive fluids. Please note storage or disposal of oil does not include restaurant oil or grease. Storage of hazardous waste or liquid industrial waste includes wastes requiring reporting through the Resource Productivity and Recovery Authority’s Hazardous Waste Program Registry (formerly HWIN), if applicable. Disposal of waste on site includes landfilling and incineration. Typically, this will only be at commercial or industrial properties.

Fill out this section if the application is involved in the pumping out or disposal/treatment of raw sewage or septage, porta potties or holding tanks.

3 B Chemical Handling and Storage

Fill out this section if the application is regarding one of the listed chemical handling or storage activities on the form. If you use a chemical not listed, please provide additional details.

3 C Road Salt Application, Handling and Storage & Snow Storage

Fill out this section if there will be road salt or de-icing chemicals stored on the property or applied on a private road, parking lot, or sidewalk located on the property. Please provide estimates in m^3 for volume and m^2 for area. For storage type, covered includes within a structure or sealed container such as in a garage or salt bin, uncovered is any storage where the chemicals are exposed to weather, such as an outdoor salt pile, and partially covered includes storage where the chemicals may be exposed to weater, such as under a tarp, or roofed area without walls.

Fill out this section if there will be snow storage on the property if the storage area will be greater than $200m^2$. For reference, $200m^2$ is roughly the size of 8 parking spaces.

3 D Groundwater Recharge Reduction

Fill out this section if there will be an increase in impervious surfaces on the property. For example, asphalt (driveways and parking areas) and covered areas (roofs, decks and structures). If building within the current building envelope, then it is not an increase. Please describe the type of hard surface proposed and approximate size. Please note this section only applies within the Town of Erin.

3 E Stormwater Management

Fill out this section if any stormwater management features exist or will be built on the property. This does not apply to single-family homes.

3 F Transport Pathway

Transport pathways are human constructed pathways through soil and bedrock that may increase the vulnerability of groundwater to certain contaminants.

- If a geothermal system is existing or proposed, please provide construction details, including depth, vertical or horizontal, closed loop or open loop in the space provided.
- Private wells include environmental or geotechnical monitoring wells and domestic wells.
- A large residential application includes multi-story, multi-unit residential developments.
- A road occupancy permit application could indicate when fracture bedrock excavation occurs.

3 G Non-residential water use

Fill out this section if your property is serviced by a well. Describe what activities use water, and approximate volumes, if known. This does not include water use associated with normal office operations such as bathrooms.

3 H Agricultural Uses

H1 Manure, Biosolids:

Fill out this section if there is application, handling or storage of Agricultural Source Material (ASM) (manure) or Non-Agricultural Source Material (NASM) on the property. ASM and NASMs include; manure (ASM) and biosolids, commercial food waste, etc. For more information on NASMs and ASMs please look at fact sheet number 4, available on our website, www.wellingtonwater.ca.

H2 Grazing and pasturing of livestock, Livestock outdoor confinement yard:

Fill out this section if there is any grazing, pasturing or housing of one or more livestock on the property excluding household pets. Livestock can include cows, horses, sheep, goats and other animals. If unsure, please contact Wellington Source Water Protection for clarification. Please give an estimation of the number of animals, as well as the type of animal(s).

H3 Agricultural Activity Plans
Fill out this section if an agricultural activity plan exists for the property. This includes Nutrient Management Strategies, Nutrient Management Plans, Non-Agricultural Source Material Plans, and Environmental Farm Plans.

3 I Fertilizer & Pesticides
Fill out this section if there is storage or use of fertilizer or pesticides for agricultural or commercial use. This includes use by a contractor to maintain landscaped areas on the poperty. Do not fill out this section if products are used only for personal use.

3 J Provincial Approvals
Fill out this section if there are any prescribed instruments that apply to or are registered for the property. Please provide details regarding the type of instrument and attach a copy of the instrument to your application.

Section 4 - Declaration
Either the owner or the applicant must sign and date the form.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

By-law Number (2026)_____

A by-law to amend By-law Number 023-2018, as amended, known as the Zoning By-law for the Township of Puslinch as it affects property known municipally as 6852 Laird Road West and legally described as Part of Lot 14, Concession 5, as in MS9298; Save and Except MS97058; Township of Puslinch, County of Wellington.

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

By-law Number 023-2018, as amended, is hereby further amended by changing the applicable zone on the lands denoted on Schedule 'A' attached, from Site Specific Agricultural (A-sp1) Zone to Agricultural (A) Zone.

This by-law shall come into force and effect on the date of its final passing, subject to the provisions of the Planning Act, 1990 and amendments thereto.

PASSED this ____ day of _____, 2026.

_____

MAYOR

_____

CLERK

SCHEDULE A



PASSED this ____ day of _____, 2026.

_____ _____

MAYOR **CLERK**

COUNTY
OF
WELLINGTON
TO WIT:

I, Marie Hawkins
of the City of Guelph in the
County of Wellington
Secretary make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by MATHEW HASSON and JOSEPHINE HASSON

two of the parties thereto.

2. THAT the said Instrument and duplicate were executed by the said parties at the City of Guelph

3. THAT I know the said parties

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the City of
Guelph in the County
of Wellington
this day of August
A.D. 19 59.

[redacted]

A Commissioner

OF
TO WIT:

of the of in the
of
make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by

of the parties thereto.

2. THAT the said Instrument and duplicate were executed by the said part at the of

3. THAT I know the said part

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the of
in the
of
this day of
A.D. 19

A Commissioner for taking Affidavits, etc.

Dated August 1st 19 59

MATHEW HASSON
and
JOSEPHINE HASSON
—TO—
MELVILLE R. REID
and
LEONA L. REID

Address: Guelph

Deed of Land

SITUATE

in the Township of Puslinch
in the County of Wellington

United Stationery Co. Limited, Toronto

RALPH C. BONE, Q.C.,
5 Douglas St. Guelph, Ont.

I certify that the within instrument is duly entered and registered in the Registry Office for the Registry Division of the South and Centre Ridings of the County of Wellington, on Microfilm for the Township of Puslinch at 3:— o'clock P.M. of the 14th day of August A.D. 1959 Number M. 9298

[redacted]

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATES

Form 101—Deed Without Dower 1st Page

United Stationery Co. Limited, Legal Form Dept.
668 Richmond St. W., Toronto.

This Indenture

made (in duplicate) the first day of August

one thousand nine hundred and fifty-nine

In Pursuance of The Short Forms of Conveyances Act.

Between

MATHEW HASSON, of the Township of Puslinch, in the County of Wellington, Farmer, and his wife, JOSEPHINE HASSON,

hereinafter called THE GRANTORS,

of the FIRST PART,

- and -

MELVILLE R. REID, of the City of Guelph, in the County of Wellington, Contractor, and his wife, LEONA L. REID,

hereinafter called THE GRANTEES,

of the SECOND PART.

Witnesseth that in consideration of ----------

---------TWO THOUSAND----------

----($2,000.00)-------- Dollars of lawful money of Canada, now paid by the said Grantees to the said Grantors, the receipt whereof is hereby by them acknowledged, they the said Grantors Do th Grant unto said Grantees in fee simple. as joint tenants

All and Singular th a t certain parcel or tract of land and premises situate, lying and being in the Township of Puslinch in the County of Wellington and Province of Ontario; being composed of part of the South half of Lot Number Fourteen (14) in the Fifth Concession of the said Township, containing an area of Twelve (12) acres more or less, and which said parcel or tract of land and premises is more particularly described as follows:- COMMENCING at an iron bar planted at the southeasterly angle of the south half of said Lot 14;

THENCE Westerly along the southerly limit of the south half of said Lot 14, being also along the northerly limit of the road allowance between Concessions 4 and 5 in the said Township, Six Hundred and Thirty-five (635) feet to an iron bar planted;
THENCE Northerly, parallel with the easterly limit of the south half of said Lot 14, Eight Hundred and Twenty-three and Seventy-three one-hundredths (823.73) feet to an iron bar planted;
THENCE Easterly, parallel with the northerly limit of the said road allowance between Concessions 4 and 5, Six Hundred and Thirty-five (635) feet to an iron bar planted in the easterly limit of the south half of said lot 14;
THENCE Southerly, along the said last mentioned limit as marked by the general line of the existing rail fence, Eight Hundred and Twenty-three and Seventy-three one-hundredths (823.73) feet to the point of commencement.

Form 101
Page 3
Deed
Without Dower

To have and to hold unto the said Grantee s/ as joint tenants their heirs and assigns to and for them and their sole and only use forever.

Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

The said Grantor s **Covenant** with the said Grantee s **That** t hey ha ve the right to convey the said lands to the said Grantees notwithstanding any act of the said Grantor. s .

And that the said Grantee s shall have quiet possession of the said lands, free from all incumbrances.

And the said Grantor s **Covenant** with the said Grantee s that they will execute such further assurances of the said lands as may be requisite.

And the said Grantor s **Covenant** with the said Grantee s that t hey ha ve done no act to incumber the said lands.

And the said Grantor s **Release** to the said Grantee s **All** their claims upon the said lands.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

[redacted]

COMBINED AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

Province of Ontario
COUNTY
of
WELLINGTON
TO WIT:

I/~~We~~ MATHEW HASSON
of the Township of Puslinch
in the County of Wellington,

Strike out words and parts not applicable and initial.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years;

If Attorney see footnote.

2. And that Josephine Hasson

who also executed the within instrument was of the full age of twenty-one years

3. I was legally married to the person named therein as my wife/~~husband~~

4. ~~[illegible]~~

SWORN before me at the City
of Guelph
in the County
of Wellington
this 14th day of August
19 59.

[redacted]

A [redacted]

NOTE: If Attorney, substitute in space provided "I am Attorney for.....(State name)..... one of the parties named therein and he/she was of the full age of twenty-one years"

AFFIDAVIT UNDER LANDS TRANSFER TAX ACT

In the Matter of The Land Transfer Tax Act

Province of Ontario
COUNTY
of
WELLINGTON
To Wit:

I, RALPH CROZIER BONE
of the City of Guelph
in the County of Wellington
Solicitor make oath and say:

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them.

1. I am the Solicitor for the Grantees named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	$ 1000.00
(b) Property transferred in exchange: Equity value $	$ nil
Encumbrances	$ nil
(c) Securities transferred to the value of	$ nil
(d) Balances of existing encumbrances with interest owing at date of transfer	$ nil
(e) Monies secured by mortgage under this transaction	$ 1000.00
(f) Liens, annuities and maintenance charges to which transfer is subject	$ nil
Total consideration	$ 2000.00

All blanks must be filled in

Clause 4, 5 and 6 should be struck out if not applicable or not necessary.

4. If consideration is nominal, is the transfer for natural love and affection?
5. If so, what is the relationship between Grantor and Grantee?
6. Other remarks and explanations, if necessary

SWORN before me at the City
of Guelph
in the County
of Wellington
this 14th day of August
19 59.

[redacted]

~~A Commissioner for taking Affidavits, etc.~~

[redacted]

[redacted]

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

January 21, 2026

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision** on **Application for Consent B28-25** pursuant to the provisions of the Ontario Planning Act.

Take notice that an appeal to the Ontario Land Tribunal in respect to this Consent file may be made by filing a notice of appeal with the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at https://olt.gov.on.ca/e-file-service/ by selecting **Wellington County** as the Approval Authority or by mail 74 Woolwich Street, Guelph, ON N1H 3T9, no later than 4:00 p.m. on the last date of appeal noted on signature page. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of $400.00 (per Application) can be paid online through e-file or by certified cheque/money order to the **Minister of Finance, Province of Ontario**. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to landdivisioninfo@wellington.ca

Who Can File An Appeal
The applicant, the Minister, a specified person or any public body may, not later than 20 days after giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the Council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the County of Wellington or the Minister a notice of appeal setting out the reasons for the appeal accompanied by the fee charged by the Tribunal.

If the Decision of the County of Wellington Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of TWO YEARS FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act**.

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Land Division Committee is available for inspection at the County of Wellington Administration Centre at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday. Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

RECIPIENTS:

OWNER – Leona Reid APPLICANT – Raymond Reid AGENT – Jeff Buisman MUNICIPALITY – Puslinch Township

COUNTY PLANNING DEPARTMENT BELL CANADA

GRAND RIVER CONSERVATION AUTHORITY SOURCE WATER REGIONAL ASSESSMENT OFFICE

COUNTY of WELLINGTON PLANNING AND LAND DIVISION COMMITTEE
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B28-25

APPLICANT
Leona L. Reid
4803 Pioneer Trail
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lots 13 & 14
Concession 5

The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by Leona L. Reid pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lot 14, Concession 5, Township of Puslinch to effect an addition to the abutting vacant lot for rural residential use – Raymond Reid, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 11 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development and good planning.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There was written submission made to the Planning and Land Division Committee. No oral submissions were made at the Public Meeting.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of two years after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Land Tribunal, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of two years from the date of the order or date of the notice of the Ontario Land Tribunal issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON JANUARY 22, 2028

1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a copy of the "completed electronic transfer document in preparation" and a draft copy of the "Application for Consolidation of Parcels" to be consolidated

2 **THAT** the Owner of the consented parcel shall consolidate the consented parcel with the abutting lands to which the consented parcel is to be added for B28-25 as a single parcel ("the consolidation ") and THAT the solicitor for the owner shall provide a signed undertaking in writing to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee that the solicitor will attend to the consolidation and to provide within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer including the Form 4 Certificate and a copy of the registered Consolidated Parcels.

3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.

4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.

5 **THAT** the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and THAT Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.

6 **THAT** the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.

7 **THAT** the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including Taxes paid in full and Consent Review/Condition Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

8 **THAT** the Owner obtain zoning compliance for the proposed merged parcel and proposed retained parcel including and not limited to item 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2.1 Apply for, and receive approval of, a Zoning by-law amendment for the merged parcel to prohibit kennel use, or some other mechanism that achieves the same such as a letter or affidavit.

9 **THAT** any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

10 **THAT** the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with the setback requirements; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

11 **THAT** the County of Wellington Planning Department submit to the Secretary-Treasurer of the Planning and Land Division Committee written approval which indicates that the Minimum Distance Separation required under Formula 1 are met.

End of Conditions of Approval; see next page for signatures, dates and other information.

NOTICE OF DECISION ON APPLICATION B 28-25, continued:

PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.

2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.

3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned

[redacted]

Michael Dehn **Shawn Watters**

[redacted]

Gregg Davidson **James Seeley**

[redacted]

Chris White

CONCURRED IN THE ABOVE DECISION TO GRANT **PROVISIONAL CONSENT ON** JANUARY 15, 2026

AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON
FEBRUARY 10, 2026

I certify that these pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: JANUARY 21, 2026 **SIGNED:** [redacted]

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

January 21, 2026

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision** on **Application for Consent B27-25** pursuant to the provisions of the Ontario Planning Act.

Take notice that an appeal to the Ontario Land Tribunal in respect to this Consent file may be made by filing a notice of appeal with the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at https://olt.gov.on.ca/e-file-service/ by selecting **Wellington County** as the Approval Authority or by mail 74 Woolwich Street, Guelph, ON N1H 3T9, no later than 4:00 p.m. on the last date of appeal noted on signature page. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of $400.00 (per Application) can be paid online through e-file or by certified cheque/money order to the **Minister of Finance, Province of Ontario**. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to landdivisioninfo@wellington.ca

Who Can File An Appeal
The applicant, the Minister, a specified person or any public body may, not later than 20 days after giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the Council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the County of Wellington or the Minister a notice of appeal setting out the reasons for the appeal accompanied by the fee charged by the Tribunal.

If the Decision of the County of Wellington Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of TWO YEARS FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act**.

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Land Division Committee is available for inspection at the County of Wellington Administration Centre at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday. Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

RECIPIENTS:

OWNER – Leona L. Reid APPLICANT – Cedar Mill Homes Ltd. AGENT – Jeff Buisman MUNICIPALITY – Puslinch Twp.

COUNTY PLANNING DEPARTMENT BELL CANADA

GRAND RIVER CONSERVATION AUTHORITY SOURCE WATER REGIONAL ASSESSMENT OFFICE

OTHERS: Andrea Reid

COUNTY of WELLINGTON PLANNING AND LAND DIVISION COMMITTEE
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B27-25

APPLICANT
Leona L. Reid
4803 Pioneer Trail
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lots 13 & 14
Concession 5

The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by Leona L. Reid pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lot 14, Concession 5, Township of Puslinch to effect an addition to the abutting agricultural parcel – Cedar Mill Homes Ltd., **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 11 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development and good planning.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There was written submissions made to the Planning and Land Division Committee. No oral submissions were made at the Public Meeting.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of two years after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Land Tribunal, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of two years from the date of the order or date of the notice of the Ontario Land Tribunal issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON JANUARY 22, 2028

1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a copy of the "completed electronic transfer document in preparation" and a draft copy of the "Application for Consolidation of Parcels" to be consolidated

2 **THAT** the Owner of the consented parcel shall consolidate the consented parcel with the abutting lands to which the consented parcel is to be added for B27-25 as a single parcel ("the consolidation ") and THAT the solicitor for the owner shall provide a signed undertaking in writing to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee that the solicitor will attend to the consolidation and to provide within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer including the Form 4 Certificate and a copy of the registered Consolidated Parcels.

3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.

4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.

5 **THAT** the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and THAT Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.

6 **THAT** the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.

7 **THAT** the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including Taxes paid in full and Consent Review/Condition Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

8 **THAT** the Owner obtain zoning compliance for the proposed merged parcel and proposed retained parcel including and not limited to item 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2.1 Apply for, and receive approval of, a Zoning by-law amendment for the merged parcel to

prohibit kennel use, or some other mechanism that achieves the same such as a letter or affidavit.

9 **THAT** any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

10 **THAT** all buildings be removed from proposed severed parcel to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

11 **THAT** the County of Wellington Planning Department submit to the Secretary-Treasurer of the Planning and Land Division Committee written approval which indicates that the Minimum Distance Separation required under Formula 1 are met.

End of Conditions of Approval; see next page for signatures, dates and other information.

NOTICE OF DECISION ON APPLICATION B 27-25 , continued:

PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.

2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.

3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned

[redacted]

Michael Dehn **Shawn Watters**

[redacted]

Gregg Davidson **James Seeley**

[redacted]

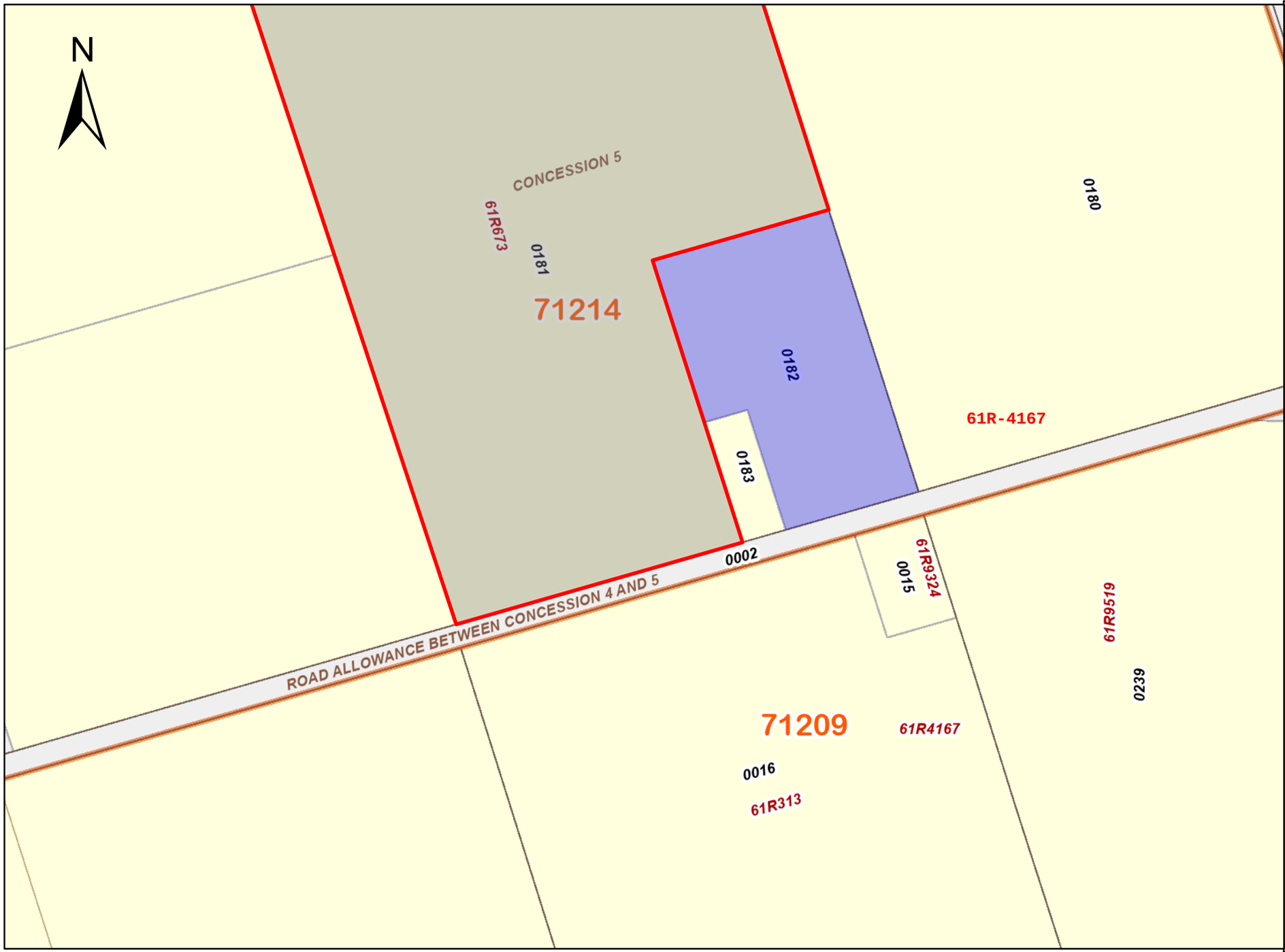
Chris White

CONCURRED IN THE ABOVE DECISION TO GRANT **PROVISIONAL CONSENT ON** JANUARY 15, 2026

AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON FEBRUARY 10, 2026

I certify that these pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: JANUARY 21, 2026 **SIGNED:** [redacted]



ServiceOntario

PRINTED ON 28 MAY, 2025 AT 15:16:13
FOR PCHASE01

SCALE

0 40 80 120 160 meters

PROPERTY INDEX MAP

WELLINGTON(No. 61)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	*0449*
BLOCK NUMBER	**08050**
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

Ontario

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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 13 CON 5 PUSLINCH; PT LT 14 CON 5 PUSLINCH PART 1 , 61R673 , SAVE AND EXCEPT PT 1, 61R6389; PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 71214-0197

PIN CREATION DATE:
2001/04/23

OWNERS' NAMES	CAPACITY	SHARE
REID, RAYMOND GILBERT	TCOM	99%
CEDAR MILL HOMES LTD.	TCOM	1%

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2001/04/23 **						
61R673	1974/05/14	PLAN REFERENCE				C
ROS544909	1987/03/02	TRANSFER	$428,145		REID, RAYMOND GILBERT	C
WC243602	2009/05/04	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA		C
	REMARKS: AIRPORT ZONING					
WC753522	2025/03/10	TRANSFER	$16,800	REID, RAYMOND GILBERT	CEDAR MILL HOMES LTD.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 14 CON 5 PUSLINCH AS IN MS9298 SAVE AND EXCEPT MS97058; PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 71214-0198

PIN CREATION DATE:
2001/04/23

OWNERS' NAMES
REID, LEONA L.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2001/04/23 **						
MS9298	1959/08/14	TRANSFER	$2,000		REID, MELVILLE R. REID, LEONA L.	C
WC386947	2013/10/11	APL OF SURV-LAND		REID, MELVILLE R.	REID, LEONA L.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 14 CON 5 PUSLINCH AS IN MS97058; PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 71214-0199

PIN CREATION DATE:
2001/04/23

OWNERS' NAMES
REID, RAYMOND G.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2001/04/23 **						
MS97058	1970/08/11	TRANSFER	$2		REID, RAYMOND G REID, GRETCHEN	C
WC757659	2025/05/06	APL OF SURV-LAND		REID, GRETCHEN	REID, RAYMOND G.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

CONTINUING POWER OF ATTORNEY

FOR PROPERTY

This is a continuing Power of Attorney for Property made in accordance with the *Substitute Decisions Act,* SO 1992, c30 (hereinafter, *"SDA"*).

THIS CONTINUING POWER OF ATTORNEY is given on this 15th day of May, 2025 by **LEONA LUCY REID** of the City of Guelph, in the Province of Ontario.

REVOCATION

1. **ANY PRIOR** Power of Attorney for property previously given by me is hereby revoked.

APPOINTMENT

2. **I APPOINT** my son, **RAYMOND GILBERT REID** to be my Attorney for property, and to do on my behalf, anything that I could do with respect to my property subject to any conditions and restrictions contained herein.

SUBSTITUTE APPOINTMENT

3. If the above appointed Attorney is unable to act by reason of death, becoming incapacitated or resignation, I substitute and appoint my son, **RICHARD MELVILLE REID** to be my Attorney for my property, in the place of the Attorney appointed in paragraph 2 hereof. I herein refer to my Attorney or my Attorneys, whether as originally appointed pursuant to paragraph 2, or appointed in substitution, as my "Attorney".

PROOF OF AUTHORITY

4. The presentation of this Continuing Power of Attorney, or a notarized copy of it, by a person who identifies themself as one of my Attorneys appointed pursuant to this document, is sufficient proof to a person to whom this power or a notarized copy is presented, without further investigation by such person, of the Attorney's authority to act. The presentation of a written statement or a notarized copy of such statement, signed by one of my Attorneys and asserted that any other of my Attorneys has died, is incapable, has resigned, or is otherwise unable or unwilling to act or to continue to act as my Attorney, is sufficient proof to any person to whom such a statement or notarized copy is presented, without further investigation by such person that the assertion is true and all persons may rely upon such assertion and shall not be liable or accountable for such reliance.

GRANTOR'S ACKNOWLEDGEMENT

5. **IN MAKING THIS POWER OF ATTORNEY,** I acknowledge that I am aware:

(a) of the nature and extent of my property;

(b) of the obligations I owe to my dependents;

(c) that my Attorney will be able to do on my behalf anything in respect of property that I could do if capable, except make a Will;

(d) that my Attorney must account for dealings with my property;

(e) that I may, while capable, revoke this power of Attorney;

(f) that the value of my property administered *by my* Attorney may decline unless my Attorney manages it prudently; and

(g) that there is a possibility that my Attorney could misuse the authority given by this power of Attorney.

CONDITIONS AND RESTRICTIONS

6. **THIS POWER OF ATTORNEY** is subject to the following conditions and restrictions: **NONE.**

SUPPLEMENTARY POWERS

7. **I HEREBY GRANT** the following supplementary powers to my Attorney:

(a) my Attorney may delegate any act to some other person; and may revoke or suspend such delegation;

(b) in order to give effect to my wishes expressed here and those expressed in any Power of Attorney for personal care which I have made in the past or may make in the future, my Attorney shall not be bound to conserve my estate for the benefit of my heirs.

(c) if my spouse disposes of or encumbers any interest in a matrimonial home in which I have a right to possession under Part II of the *Family Law Act*, I authorize (but for greater certainty do not direct) my Attorney, for me and in my name to consent to the transaction as provided for in subsection 21(1)(a) of the said Act.

(d) I hereby declare that my Attorney may make gifts and loans to my relatives and friends and may make charitable gifts from my property subject to the guiding principles set forth in the *Substitute Decisions Act, 1992.* Since compliance with the guiding principles is a matter of judgement, it is my wish that my Attorney's decisions be accepted because of the confidence I have in my Attorney.

(e) I authorize my Attorney to initiate and defend any legal proceedings relating in any way to my property and to act as my litigation guardian in any such proceedings.

(f) I authorize my Attorney to act as my "legal representative" for the purposes of and as such term is defined in the *Income Tax Act* (Canada).

(g) I authorize my Attorney to engage the services of one or more investment counsel managers, mutual fund managers or investment advisers (referred to as the "Investment Adviser") as my Attorney from time-to-time thinks fit to advise my Attorney with respect to the investment and reinvestment of my property. My Attorney may delegate to the Investment Adviser any or all of the discretionary powers of my Attorney. My Attorney shall determine the remuneration of the Investment Adviser and the reimbursement of the Investment Adviser's expenses. Such remuneration and expenses shall be paid by my Attorney out of the capital or income or partly out of income and partly out of capital of my property in such proportions as my Attorney shall determine.

(h) If I have one or more assets which qualify as a "plan" within the meaning given to such term in Part III of the *Succession Law Reform Act* (Ontario) with respect to which I have designated a beneficiary or beneficiaries (referred to as the "Initial Plan") and if the Initial plan is required to be converted to another form of plan in order to preserve the tax benefit of such plan (referred to as the "New Plan"), then I direct my Attorney to, on my behalf, designate the person or persons who is the beneficiary of the Initial Plan to be the beneficiary or beneficiaries of the New Plan and I declare this shall be a duty of my Attorney in order to ensure that the person or persons whom I have named as beneficiary or beneficiaries of the Initial Plan maintain the benefit I intended such person or persons to have.

(i) I declare that my Attorney shall not be liable for any loss that may happen to my property or be suffered by me or any other person resulting from the exercise by my Attorney of any discretion given them in this document which is exercised honestly and in good faith.

CONTINUING POWER OF ATTORNEY

8. I declare that this power of Attorney may be exercised during any subsequent legal incapacity on my part. It is my intention that this document be a continuing power of Attorney for property pursuant to the Substitute Decisions Act, 1992 ("SDA").

CERTIFICATION UNDER MENTAL HEALTH ACT

9. **I DECLARE** that, after due consideration, I am satisfied that the authority conferred on the Attorney named in this power of Attorney is adequate to provide for the competent and effectual management of all my estate in case I should become a patient in a psychiatric facility and be certified as not competent to manage my estate under the Mental Health Act. I therefore direct that in that event, the Attorney named in this power of Attorney may retain this power of Attorney for the management of my estate by complying with the provisions of the Mental Health Act and in that case the Public Guardian and Trustee shall not become guardian of my estate as would otherwise be the case under that Act.

RATIFICATION

10. **I DO HEREBY** ratify on my own behalf and my heirs, executors and administrators the actions taken by my Attorney pursuant to this Power of Attorney;

a) during the time of its effect until my death or;
b) after the date of my death before my Attorney shall be aware of my death, or;
c) after the date of my revoking the Power of Attorney before my Attorney shall be aware of such revocation.

COMPENSATION

11. **I AUTHORIZE** my Attorney to receive, and draw on an interim basis, compensation from my estate in a fair and reasonable amount, including out of pocket

expenses and labour costs or such amount as may be prescribed pursuant to the **SDA**, to compensate my Attorney for the care, pain, trouble and time expended in the administration of my estate.

DATE EFFECTIVE

12. This Power of Attorney for property comes into effect as of the date of execution set out above.

I HAVE SIGNED this Power of Attorney in the presence of both of the witnesses whose names appear below.

[redacted]

Leona Lucy Reid

WE ARE THE WITNESSES to this Power of Attorney. We have signed this Power of Attorney in the presence of the person whose name appears above, and in the presence of each other, on the date shown above. Neither one of us has any reason to believe that the grantor is incapable of giving a Power of Attorney.

WITNESSED BY:

[redacted]

Patricia Rayner

WITNESSED BY:

Lesley Kellar

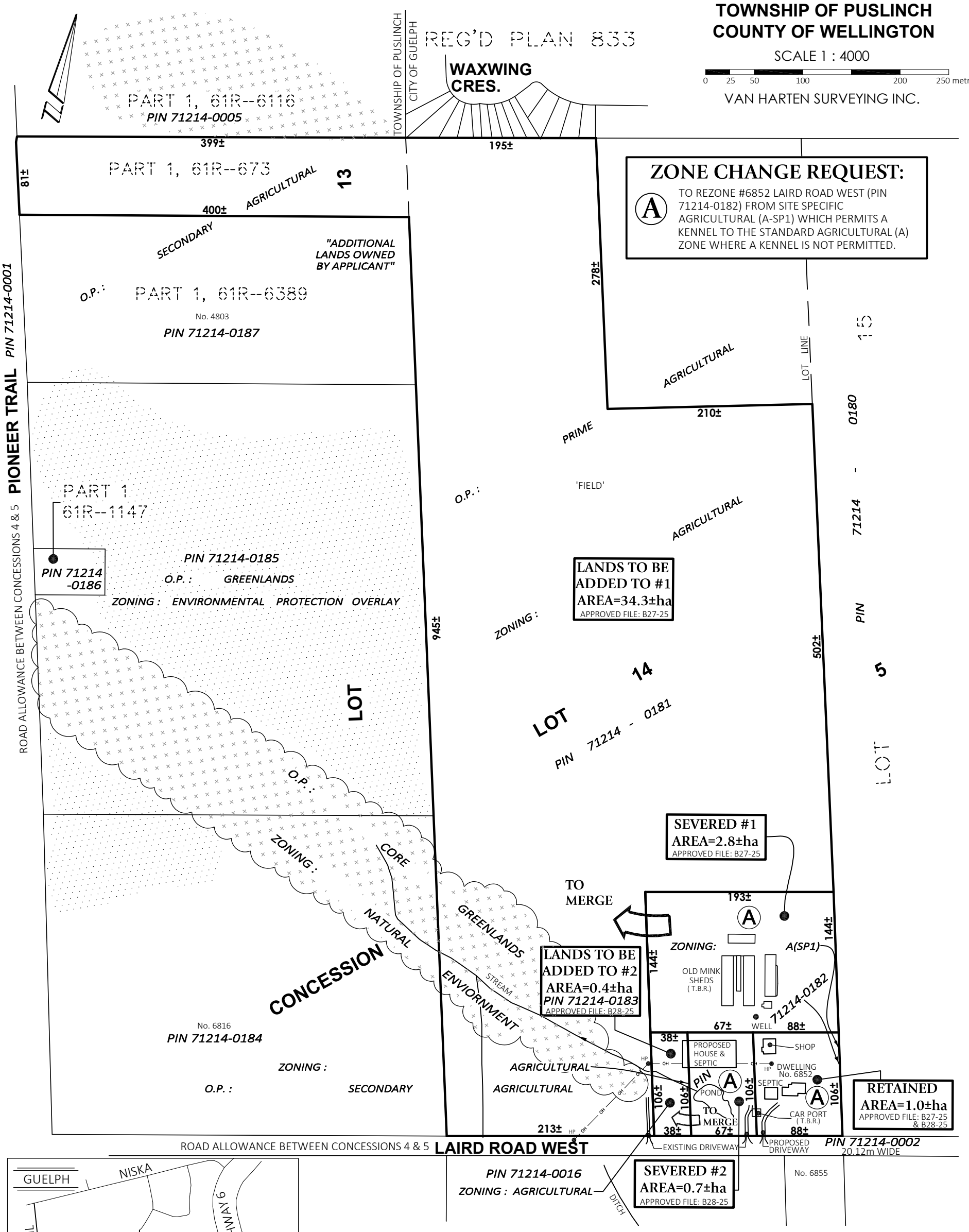
ZONE CHANGE SKETCH

PART OF LOTS 13 & 14, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 4000

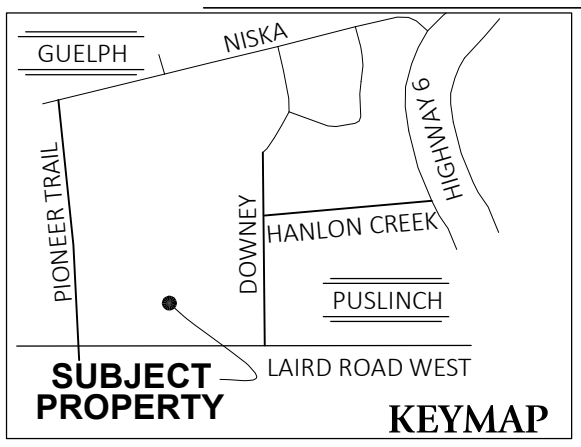
0 25 50 100 200 250 metres

VAN HARTEN SURVEYING INC.



ZONE CHANGE REQUEST:

(A) TO REZONE #6852 LAIRD ROAD WEST (PIN 71214-0182) FROM SITE SPECIFIC AGRICULTURAL (A-SP1) WHICH PERMITS A KENNEL TO THE STANDARD AGRICULTURAL (A) ZONE WHERE A KENNEL IS NOT PERMITTED.



O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY

HYDRO POLE ● HP

OVERHEAD HYDRO —— OH ——

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 5th DAY OF MAY, 2026

[redacted]

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED AGRICULTURAL, AGRICULTURAL (A-SP1) & NATURAL ENVIRONMENT .
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, SECONDARY AGRICULTURAL & NATURAL ENVIRONMENT.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. T.B.R. DENOTES TO BE REMOVED.

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 34431-25

May 5, 2026-10:47:08 AM
G:\PUSLINCH\Con5\ACAD\ZONE PT 13&14 (34431-25 REID) UTM 2010.dwg

© 2026 THIS SKETCH IS PROTECTED BY COPYRIGHT

May 29, 2026
Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
6859 Laird Road West
RE: Application for Zoning By-law Amendment - Determination of Completeness

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Amendment Application for lands municipally known as 6852 Laird Road West (Subject Lands). The application is required to fulfill the conditions of consent for applications B27-25 and B28-25 that were provisionally approved for the Subject Lands. Accordingly, the conditions of the consent applications require the owner to obtain zoning compliance for the proposed merged parcels and the retained parcel, including but not limited to receiving approval of a Zoning By-law Amendment to rezone the severed parcels to remove the kennel use. The applicant has requested to rezone the entirety of the Subject Lands, including the severed parcels and the retained parcels from the current Agricultural Site-Specific Zone A(sp1) to an Agricultural Zone (A) in the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (Puslinch Zoning By-law), to prohibit the kennel use.

The Subject Lands are approximately 2.8 hectares in size and currently contain a detached dwelling. The existing car ports and sheds on the lands are proposed to be removed. There is a Grand River Conservation Authority's (GRCA) regulated waterbody located on the Severed Parcel #2. Surrounding uses consist mostly of agricultural uses, with residential uses located further north (in the City of Guelph). The lands subject to the proposed Zoning By-law Amendment application are within 120 metres of a provincially significant wetlands located on the agricultural parcels to the west and south across Laird Road West.

This is the first submission for a Zoning By-law Amendment Application. As part of the submission, NPG has reviewed the following documents:

- Zone Change Sketch prepared by Van Harten Surveying Inc. dated May 5, 2026;

- Planning Letter prepared by Van Harten Surveying Inc. dated May 4, 2026;
- PIN Map for PIN 71214-0182;
- Parcel Registers for parcels for PIN 71214-0183 (File No. B28-25); PIN 71214-0182; PIN 71214-0181 (File No. B27-25);
- Property Deed for Instrument MS9298;
- Source water Protection Form;
- Draft Zoning By-law and associated Schedule;

1. **Determination of Completeness:**
    a. The application for Zoning By-law Amendment application should be deemed incomplete until the items outlined in #2 are provided.

2. **Additional Requirements:**
    a. A Planning Opinion that is prepared and signed by a Registered Professional Planner; and
    b. A conceptual site plan for the merged parcel in application B28-25, illustrating proposed building, structure and private servicing systems on the land is required if any site-specific relief from the Puslinch Zoning By-law is requested.

3. **Provincial and County Policies:**
    a. The Subject Lands are Rural Areas and Prime Agricultural Areas under the Provincial Planning Statement (2024) (PPS). Section 4.3 of the PPS outlines relevant policies for the Prime Agricultural Areas.
    b. The Subject Lands are designed Prime Agricultural in the County of Wellington Official Plan (County OP). Section 6.4 of the County OP provides relevant policies for Prime Agricultural lands. Section 6.4.3 provides a list of permitted uses while Section 6.4.9 requires appropriate provincial minimum distance separation formula to be applied to new land uses.

4. **Township of Puslinch Comprehensive Zoning By-law No. 023-18**
    a. The Subject Lands municipally known as 6852 Laird Road West are currently zoned Agricultural Site-Specific Zone (A(sp1) under the Puslinch Zoning By-law. The Zoning By-law Amendment is requested to rezone the Subject Lands to an Agricultural Zone (A).

b. We require more information on the site plan to verify zoning compliance with the Puslinch Zoning By-law for all three parcels: the retained parcel, the merged parcel in application B27-25 and the merged parcel in application B28-25. Refer to comment 5a in this letter for more information.

5. Technical Comments:

a. In the next submission, the site plan(s) should provide all information required by the Township to determine necessary zoning relief for the proposed development. At a minimum, the following should be included:

   i. All existing and proposed buildings, structures and private servicing systems and their setbacks to property lines;

   ii. Height and building footprints of the existing and proposed buildings and structures;

   iii. Location and dimensions of parking spaces; and

   iv. A Zoning Matrix, identifying the Township Zoning By-law's applicable regulations, including General Provisions, for the retained parcel, the merged parcels in application B27-25 and application B28-25.

b. We will provide detailed technical comments once the application has been deemed complete and circulated for review.

c. The following information is available to assist with a submission:

   i. Site Plan and Drawing Requirements - https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf

   ii. Municipal Development Standards - https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf

   iii. Puslinch Design Guidelines - https://puslinch.ca/wp-content/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf

Sincerely,

[redacted]

Jeremy Tran, MCIP, RPP
Manager, Urban Design & Development Planning
NPG Planning Solutions Inc.
Jtran@npgsolutions.ca

Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

June 9, 2026 via email

GRCA File: D14-REI – 6852 Laird Road West

Monika Farncombe
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0

Dear Monika Farncombe,

Re: Zoning By-law Amendment D14-REI
6852 Laird Road West, Township of Puslinch
Raymond Reid

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted zoning by-law amendment to rezone the subject lands from Site-Specific Agricultural (A-sp1) Zone to Agricultural (A) Zone.

Recommendation
The GRCA has no objection to the proposed zoning by-law amendment. However, as part of this application, GRCA staff recommend rezoning the portion of land within GRCA's regulation limit as Environmental Protection Zone Overlay.

Documents Reviewed by Staff
GRCA staff have reviewed the following documents submitted with this application:

- Zone Change Sketch (prepared by Van Harten Surveying Inc., dated May 5, 2026)
- Cover Letter (prepared by Van Harten Surveying Inc., dated May 4, 2026)
- Draft Zoning By-law and Schedule A

GRCA Comments
GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject lands contain a regulated waterbody and the regulated allowance adjacent to the waterbody. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, part of the land to be rezoned is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within

the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

It is understood that the application proposes to rezone portions of the subject lands from the Site-Specific Agricultural (A-sp1) Zone to the Agricultural (A) Zone. The application is required to satisfy Condition 8 associated with Applications for Consent B27-25 and B28-25. GRCA has no objection to the approval of the proposed zoning by-law amendment.

While the GRCA has no objection to the proposed zoning by-law amendment, GRCA staff recommend rezoning the portion of land within GRCA's regulation limit as Environmental Protection Zone Overlay.

We wish to acknowledge receipt of the applicable plan review fee for GRCA's review of the related applications B27-25 and B28-25. As such, a plan review fee for this application is not required.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

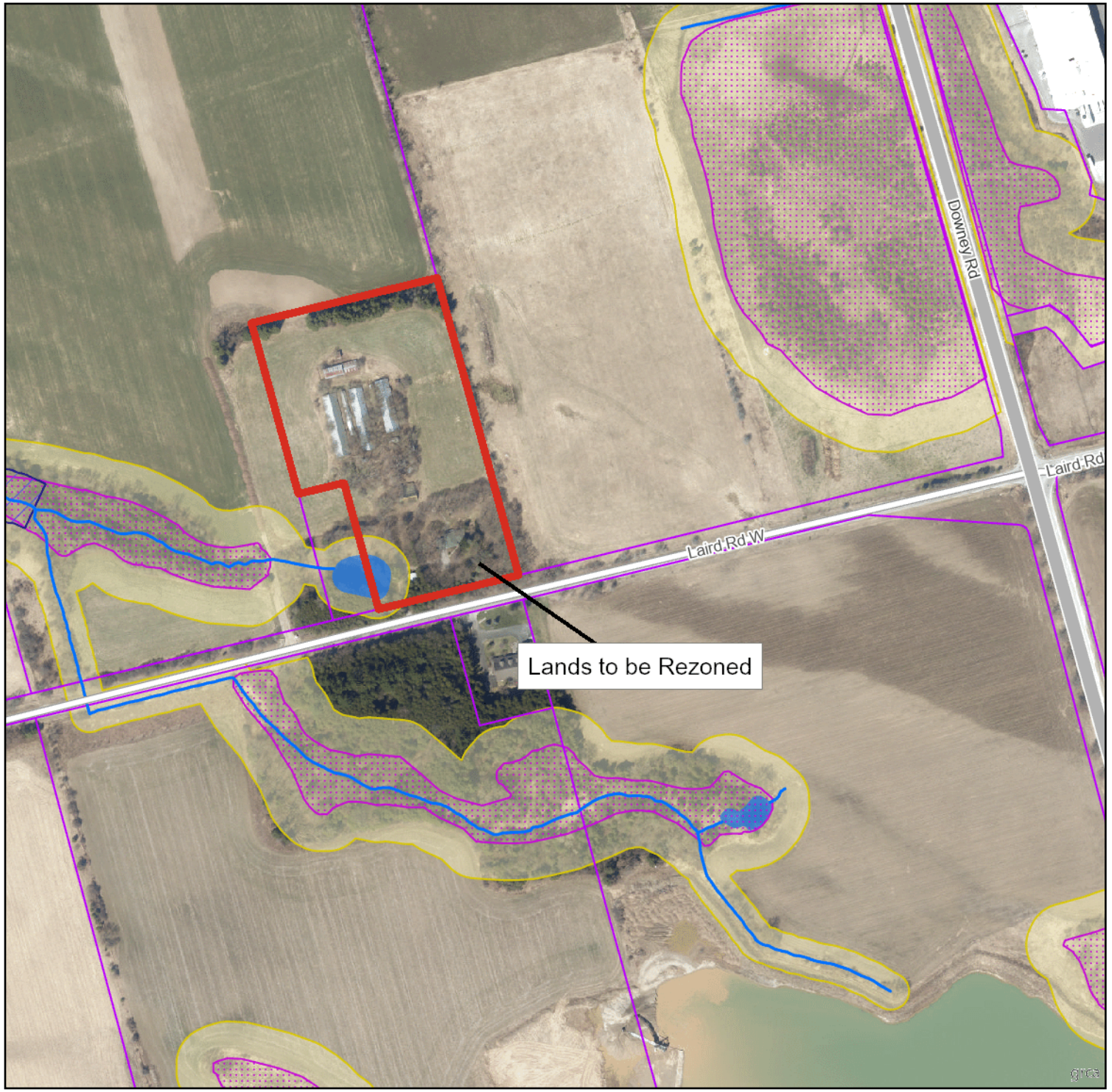
Sincerely,

[redacted]

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Raymond Reid (via email)
Hailey Keast & Jeff Buisman, Van Harten Surveying Inc. (via email)



Grand River Conservation Authority

Date: Jun 08, 2026
Author: ah

D14-REI - 6852 Laird Road West

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
  - Steep
  - Oversteep
  - Toe
- Slope Valley (GRCA)
  - Steep
  - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)

Copyright Grand River Conservation Authority, 2026.

Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.

Scale 1:4,534

NAD83 UTM zone 17 (EPSG:26917)

Map Centre (X,Y): 561866.63, 4815155.28 | Map Link

This map is not to be used for navigation | 2025 Ortho (ON)

September 22, 2026
34431-25
Chris.Corosky@vanharten.com

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

Attention: Planning Department

Re: Planning Opinion Letter
Zoning By-law Amendment D14-REI for Severances B27-25 & B28-25
6852 Laird Road West
Part of Lots 13 & 14, Concession 5
PIN 71214-0181; 71214-0182 & 71214-0183
Township of Puslinch

The Township's planning consultant (NPG) May 29, 2026 letter requested the following additional information with respect to the above noted applications:

- *Planning Opinion prepared by a Registered Professional Planner*
- *Conceptual Site Plan for the Merged Parcel of file B28-25, illustrating proposed dwelling, septic, well etc.*
- *Additional information on plan to verify zoning compliance for the three affected parcels: Retained Parcel, Merged Parcel of B27-25 and Merged Parcel of B28-25 (setbacks, zoning matrix, etc.)*

The zone change application stems from two previously approved (January 2026) consent applications (lot line adjustments B27-25 & B28-25), subject to various approval conditions, including Condition 8:

- *Obtaining zoning compliance for the merged and retained parcels to prohibit a kennel*

In addition to the above referenced NPG letter, a June 9, 2026 review letter from the GRCA indicated no objection to the proposed zoning by-law amendment, subject to the following recommendation:

- *that the portion of land within the GRCA's regulation limit be re-zoned to Environmental Protection Overlay.*

The 'planning opinion' letter follows which includes consideration of applicable planning policy, additional property details, a zoning matrix applicable to each property, and an illustrative site plan for the B28-25 'merged parcel'. A draft Zoning By-law Amendment is also attached (Appendix A).

Zoning Overview and Updates:

Retained Parcel of B27-25 & B28-25 (#6852 Laird Road West):
- Rezone the parcel to Agricultural (A) and remove the A-sp1 zone that permits a kennel
- The existing carport that was straddling the new lot line has been demolished

- The existing dwelling, shop/shed, septic and well will remain on the parcel
- The existing accessory building (shed/shop) is used as a standard residential accessory building.
- A new driveway is being constructed within the Retained Parcel for access
- The standard Agricultural zoning requirements are met as shown in the zoning matrix below
- The Parcel is shown as Green on Figure 1 (below).

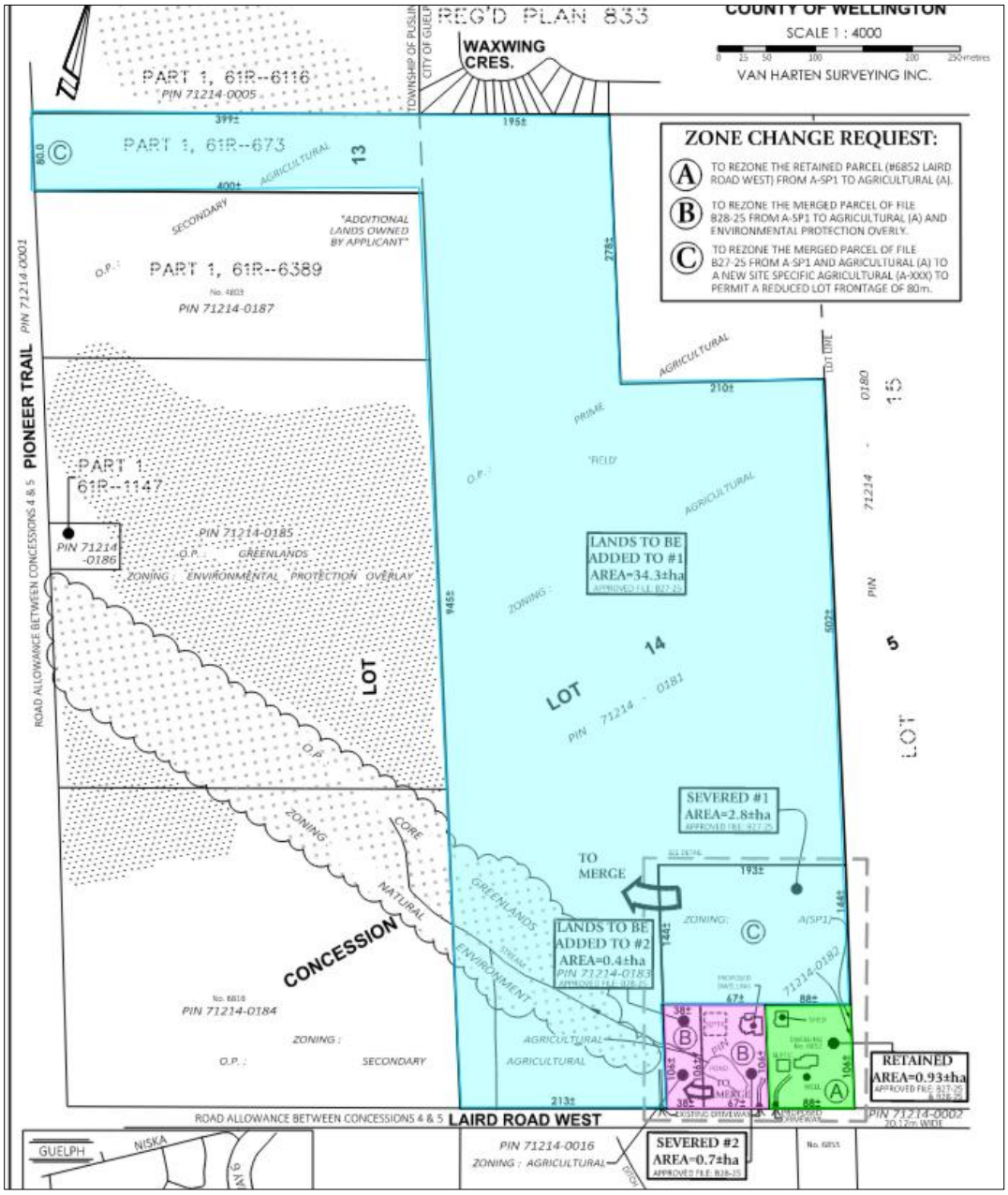


Figure 1 – Proposed Zone Change and Parcels

Merged Parcel of B28-25:

- Rezone the parcel to Agricultural (A) and remove the A-sp1 zone that permits a kennel
- Rezone the regulation limit area to Environmental Protection Overlay
- Conceptual Site Plan has been prepared showing the existing driveway and the proposed conceptual dwelling, septic and well, along with the pond and regulation limit
- The zoning setbacks are identified on the site plan and in the zoning matrix below and zoning is met
- As requested in the GRCA's letter, the GRCA regulation limit surrounding the pond is being rezoned to Environmental Protection Overlay
- The Parcel is shown as Pink on Figure 1.

Merged Parcel of B27-25:

- Rezone the parcel to a new Site Specific Agricultural (A-xxx) to permit an existing minimum lot frontage of 80m and remove the A-sp1 zone that permits a kennel
- The Merged Parcel has an existing lot frontage of 80m along Pioneer Trail which we would consider to be legal non-conforming, however a special zoning provision is being requested to acknowledge the reduced frontage of 80m vs 120m required.
- The parcel has frontage along Pioneer Trail and Laird Road West, but Pioneer Trail frontage is the narrower of the two and the technical lot frontage
- The old mink barns and well that were located within the severed parcel have been demolished and decommissioned
- The large merged agricultural parcel is now vacant and will have a combined area of over 37ha
- The Parcel is shown as Blue on Figure 1.

Zoning Matrix:

The zoning matrix below identifies relevant Agricultural Zone provisions, General Provisions, and whether (or not) each of the subject properties is in compliance with the zoning by-law. This site information presented in the zoning matrix is based on the Zoning Sketch and Conceptual Site Plan attached as Appendix "A" hereto.

PROPOSED ZONING: AGRICULTURAL (A) ZONE			
TABLE 11.3 (Reduced Lot Agricultural Zone)	**REQUIRED**	**MERGED PARCEL (B28-25)**	**RETAINED PARCEL (#6852)**
MINIMUM Lot Area	0.4ha	1.1ha	0.93ha
MINIMUM Lot Frontage	25.0m	105m	88m
MINIMUM Front Yard	7.5m	76m	41m
MINIMUM Interior Side Yard	3.0m	4.1m	27m
MINIMUM Rear Yard	7.5m	12.5m	60m
MAXIMUM Lot Coverage	30%	3.6%	5.8% (including accessory building)

TABLE 4.1 (Accessory Building Regulations)	**REQUIRED**	**MERGED PARCEL (B28-25)**	**RETAINED PARCEL (#6852)**
Accessory Building - MAXIMUM Permitted Coverage (for Lot Area < 1 ha)	200m²	N/A	Shed = 192m²
Accessory Building - MAXIMUM Permitted Coverage (for Lot Area Between 1 and 4 ha)	500m²	None proposed at this time	N/A
Accessory Building - MINIMUM Required Rear Yard	2m	N/A	6.2m
Accessory Building - MINIMUM Required Interior Side Yard	2m	N/A	5.7m
Accessory Building - MAXIMUM Permitted Height	5m	N/A	5m

EXISTING ZONE: SITE SPECIFIC AGRICULTURAL (A-sp1) ZONE			
A-1 Zone – Additional Permitted Use (Kennel)	Kennel	**Removing A-1 (Kennel) Zone**	**Removing A-1 (Kennel) Zone**

PROPOSED ZONING: AGRICULTURAL (A) ZONE		
TABLE 11.2 (Agricultural Zone)	**REQUIRED**	**MERGED PARCEL (B27-25)**
MINIMUM Lot Area	4.0ha	37.1ha
MINIMUM Lot Frontage	120m	**80m (A)**
EXISTING ZONE: SITE SPECCIFIC AGRICULTURAL (A-sp1) ZONE		
A-1 Zone – Additional Permitted Use (Kennel)	Kennel	**Removing A-1 (Kennel) Zone**
(A) = Site Specific Provision to Permit an Existing Minimum Lot Frontage of 80m		

Provincial Planning Statement (PPS) and Wellington County Official Plan (WCOP):

The subject lands are classified as Prime Agricultural and Rural Lands by the PPS. The lot line adjustments are consistent with Section 4.3.3.2 of the PPS as it is a boundary adjustment. A new lot is NOT being created. The application will facilitate a larger agricultural operation for the Merged Parcel of application B27-25, as well as slightly increased rural residential parcel size for the Merged Parcel of application B28-25.

Further, as no substantive development is being proposed other than a future single-detached dwelling on a rural residential lot, no discernible impacts will result on adjacent properties or agricultural areas consistent with Section 4.3.5 of the PPS.

The WCOP designates the subject property as Prime Agricultural, Secondary Agricultural and Core Greenlands. The area where the severances are located are within the Prime Agricultural designation. For the reasons as those stated above with regard to the PPS, the proposed ZBA conforms with Section 10.3.5 and 6.4 of the WCOP.

For both applications – there will be no adverse effect on agricultural. For application B27-25, a more viable agricultural operation will result. The 2.8±ha parcel is now vacant (the old barns were recently demolished), and this will be used as agricultural field and added to the large agricultural parcel for a combined area of over 37±ha.

Application B28-25 is not removing any agricultural land, as it is vacant side yard for the existing dwelling parcel and this lot line adjustment will increase the size of a smaller rural residential parcel that has limited space to build a dwelling due to the natural features – essentially making an undersized lot useable, while also recognizing the GRCA regulation limit.

Summary:

As has been discussed, the proposed ZBA rationalizes all applicable provisions of the Puslinch zoning by-law so that both properties affected by this application will be in full compliance once the ZBA is approved. The single requested special provision recognizes existing conditions and pragmatically could be considered a legal non-conforming circumstance. Notwithstanding, the approach being taken will bring the parcel(s) into full by-law compliance. The requested special lot frontage regulation is reasonable, and in this case is a workable adjustment to the standard zoning by-law requirement. The lot is currently vacant and 80 metres frontage is not practically deficient by any measure.

The ‘special regulation’ aside, the key purpose of the zoning bylaw amendment pursuant to the condition of the severance granted earlier this year is to remove “Kennel” as a permitted use on all parcels and to add in the EP Overlay zone surrounding the pond at the request of the GRCA.

The proposed ZBA is consistent with the PPS and conforms with the WCOP.

Van Harten
LAND SURVEYORS - ENGINEERS

Based on the foregoing we look forward to finalizing the draft zoning bylaw amendment and moving forward for the endorsement/approval of Council.

Yours truly,
Van Harten Surveying Inc.

[redacted]

c/o Chris Corosky, **MA, MBA, MCIP, RPP**

cc Raymond Reid

Van Harten
LAND SURVEYORS - ENGINEERS

Appendix A

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

By-law Number (2026)_____

A by-law to amend By-law Number 023-2018, as amended, known as the Zoning By-law for the Township of Puslinch as it affects property known municipally as 6852 Laird Road West and legally described as: Part of Lot 14, Concession 5, as in MS9298; Save and Except MS97058; Township of Puslinch, County of Wellington.

And;

A by-law to amend By-law Number 023-2018, as amended, known as the Zoning By-law for the Township of Puslinch as it affects property legally described as Part of Lot 14, Concession 5, as in MS97058; Township of Puslinch, County of Wellington.

And;

A by-law to amend By-law Number 023-2018, as amended, known as the Zoning By-law for the Township of Puslinch as it affects property legally described as Part of Lot 13, Concession 5; Part of Lot 14, Concession 5, Part 1, 61R-673; Save and Except Part 1, 61R-6389; Township of Puslinch

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

By-law Number 023-2018, as amended, is hereby further amended by changing the applicable zone on the lands denoted on Schedule 'A' attached, from: Site Specific Agricultural (A-sp1) Zone to: Agricultural (A) Zone; Site-Specific Agricultural (A-xxx) Zone and Environmental Protection Overlay Zone.

That Section 14 Site-Specific Special Provisions for the A-xxx Zone is amended as follows:

i) Minimum Lot Frontage of 80m along Pioneer Trail

This by-law shall come into force and effect on the date of its final passing, subject to the provisions of the Planning Act, 1990 and amendments thereto.

PASSED this ____ day of _____, 2026.

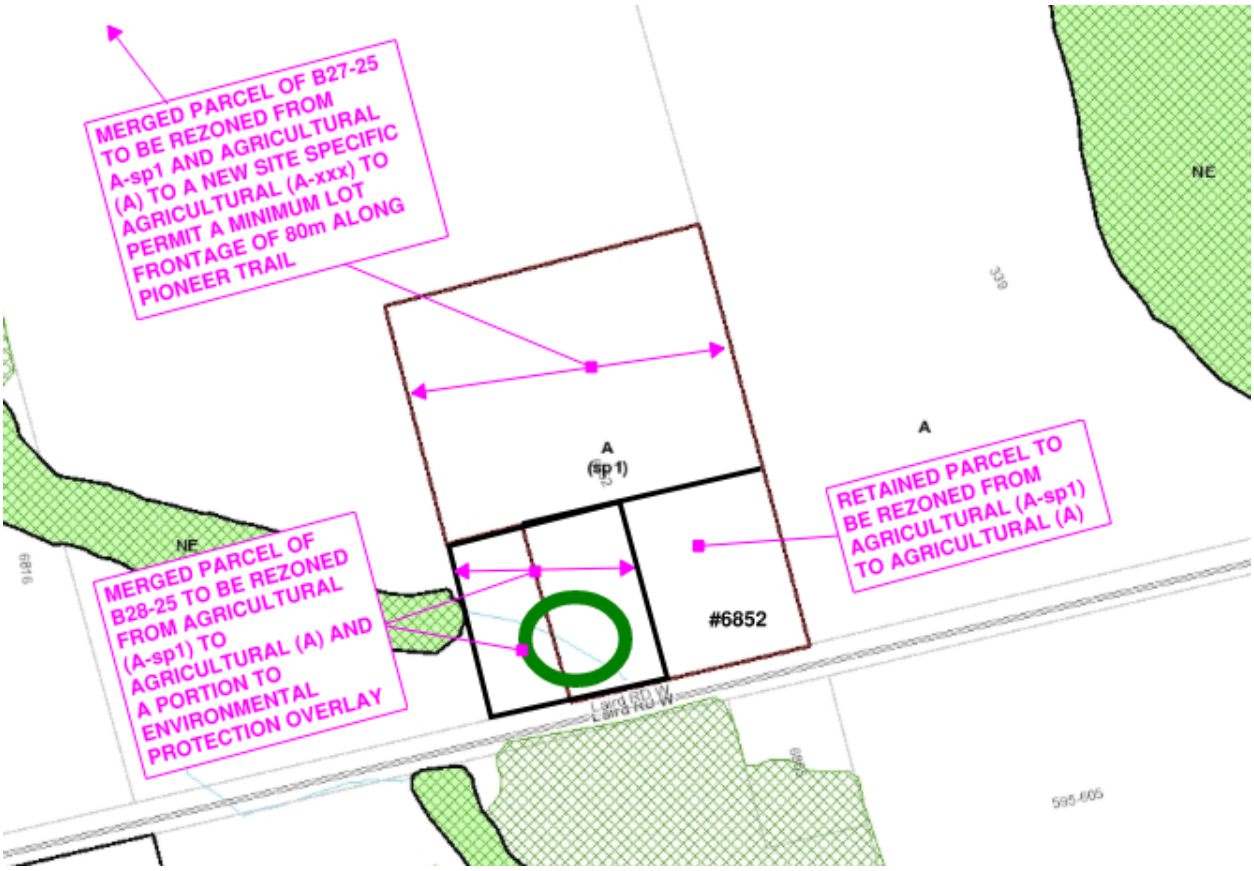
_____

MAYOR

_____

CLERK

SCHEDULE A



PASSED this ____ day of _____, 2026.

_____ _____

MAYOR **CLERK**

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

By-law Number (2026)_____

A by-law to amend By-law Number 023-2018, as amended, known as the Zoning By-law for the Township of Puslinch as it affects property known municipally as 6852 Laird Road West and legally described as: Part of Lot 14, Concession 5, as in MS9298; Save and Except MS97058; Township of Puslinch, County of Wellington.

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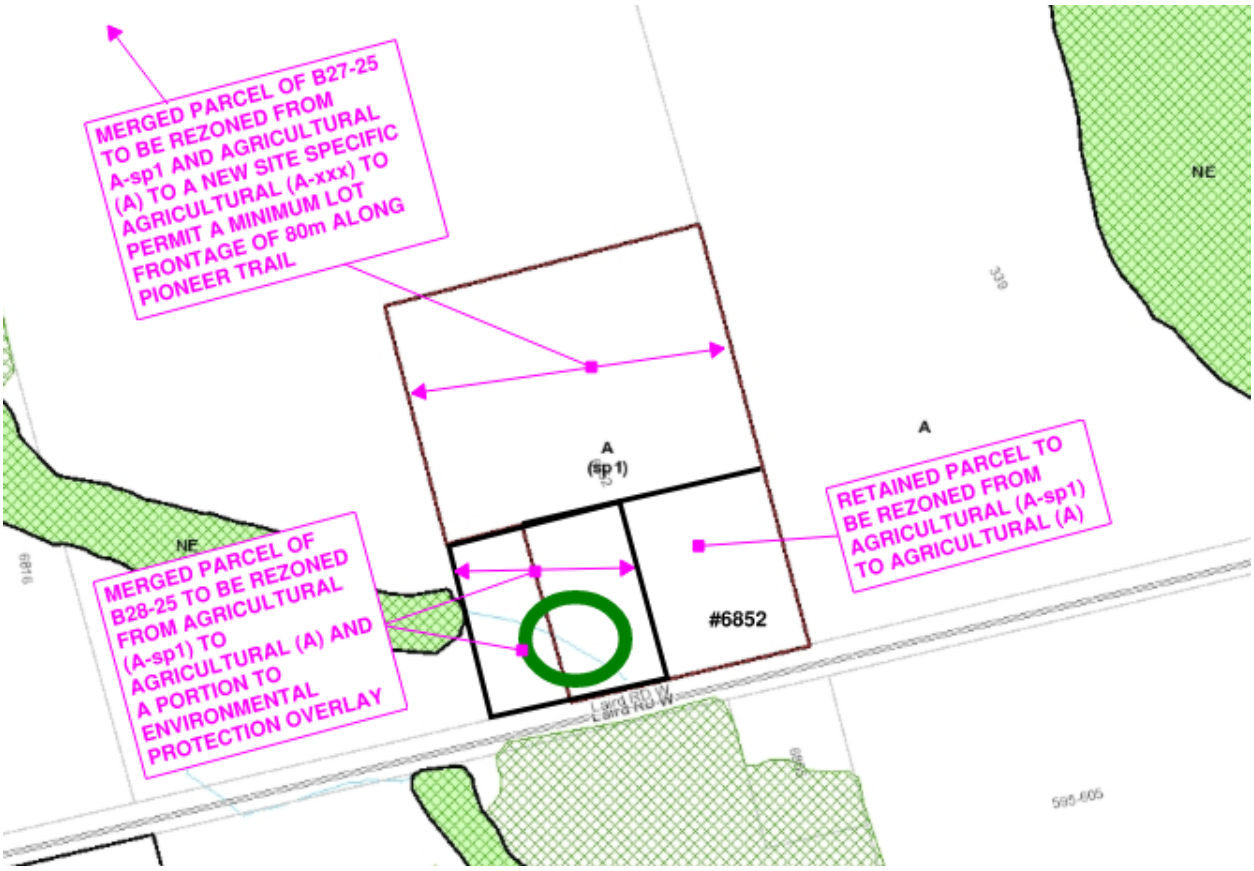
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MAYOR

_____

CLERK

SCHEDULE A



PASSED this ____ day of _____, 2026.

_____ _____

MAYOR **CLERK**

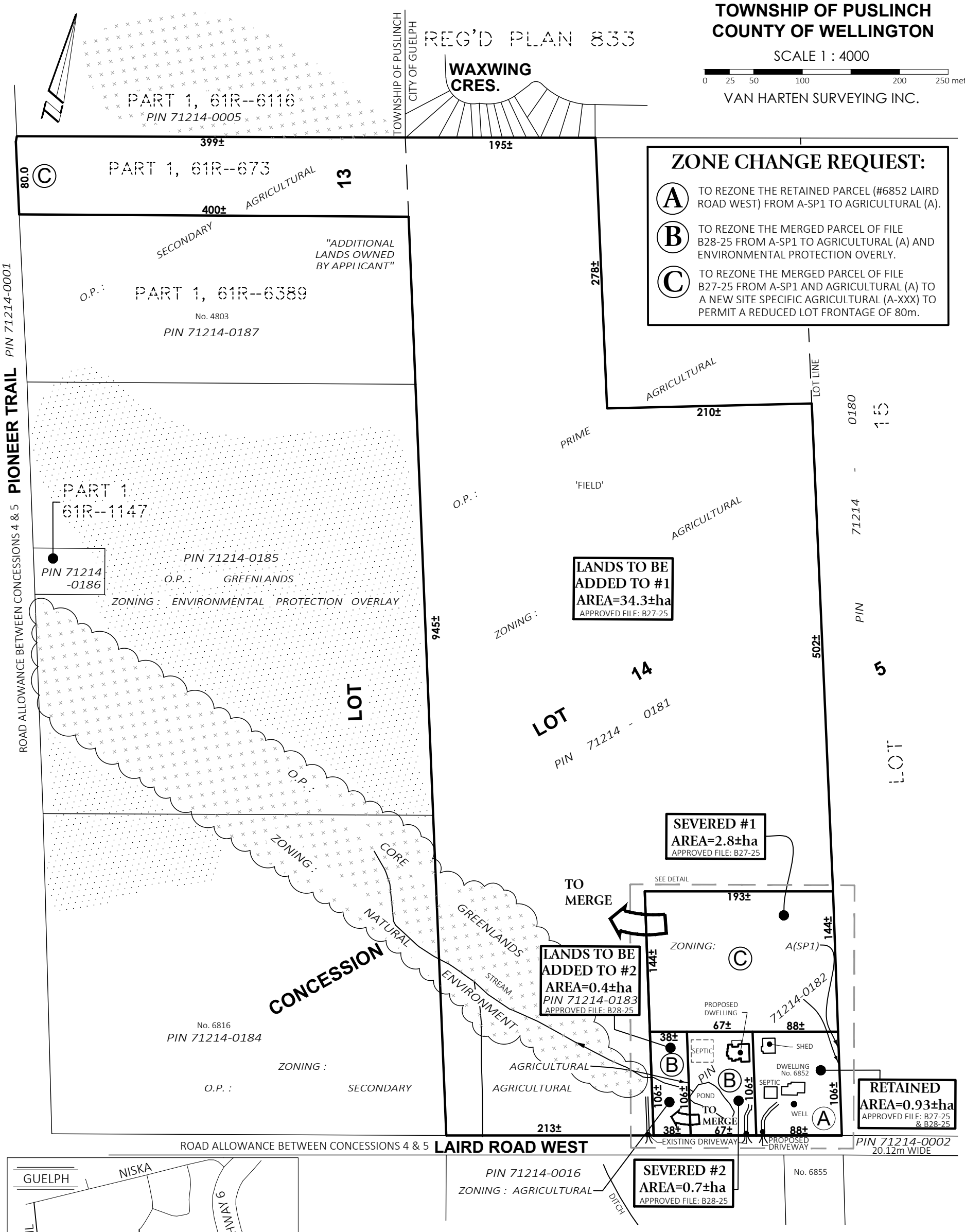
ZONE CHANGE SKETCH

PART OF LOTS 13 & 14, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 4000

0 25 50 100 200 250 metres

VAN HARTEN SURVEYING INC.

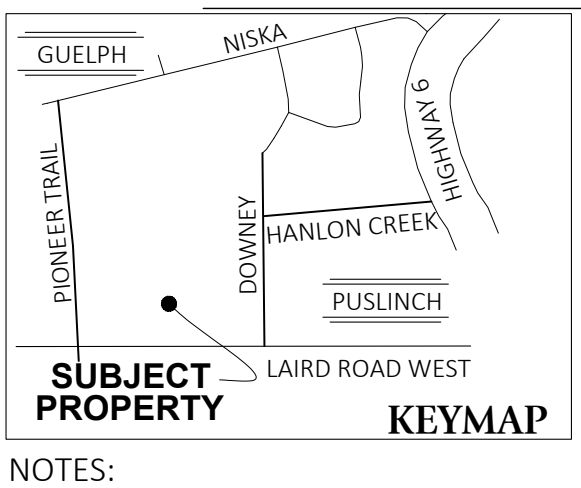


ZONE CHANGE REQUEST:

A TO REZONE THE RETAINED PARCEL (#6852 LAIRD ROAD WEST) FROM A-SP1 TO AGRICULTURAL (A).

B TO REZONE THE MERGED PARCEL OF FILE B28-25 FROM A-SP1 TO AGRICULTURAL (A) AND ENVIRONMENTAL PROTECTION OVERLY.

C TO REZONE THE MERGED PARCEL OF FILE B27-25 FROM A-SP1 AND AGRICULTURAL (A) TO A NEW SITE SPECIFIC AGRICULTURAL (A-XXX) TO PERMIT A REDUCED LOT FRONTAGE OF 80m.



O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 23rd DAY OF SEPTEMBER, 2026

[redacted]
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED AGRICULTURAL, AGRICULTURAL (A-SP1) & NATURAL ENVIRONMENT .
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, SECONDARY AGRICULTURAL & NATURAL ENVIRONMENT.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. T.B.R. DENOTES TO BE REMOVED.

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 34431-25

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ZONE CHANGE SKETCH

PART OF LOTS 13 & 14, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

DETAIL
SCALE 1:1000

TO MERGE

PIN 71214 - 0181

193±

TO MERGE

144±

C

SEVERED #1
AREA=2.8±ha
APPROVED FILE: B27-25

14

144±

PART 4, 61R--23271

C

LANDS TO BE ADDED TO #1
AREA=34.3±ha
APPROVED FILE: B27-25

OLD BARNS/ BUILDINGS WERE RECENTLY DEMOLISHED'

SEVERED #2
AREA=0.7±ha
APPROVED FILE: B28-25

71214-0182

5

38±

67±

88±

LOT

LANDS TO BE ADDED TO #2
AREA=0.4±ha
PIN 71214-0183
APPROVED FILE: B28-25

B

PROPOSED SEPTIC AREA=±520 m²

PIN

DECK

PROPOSED DWELLING AREA=±400m²

PORCH

GARAGE

12.5

6.2

EXISTING SHED (192m²)

5.7

RETAINED
AREA=0.93±ha
APPROVED FILE: B27-25 & B28-25

A

4.1

PART 2, 61R--23271

PROPOSED DRILLED WELL

STREAM

STREAM

106±

B

106±

B

106±

27

36

EXISTING DWELLING No. 6852

SEPTIC BED

WELL

POND

(T.B.R.)

CONCESSION

PART 1, 61R--23271

TO BE REZONED TO ENVIRONMENT PROTECTION OVERLAY

GRCA REGULATION LIMIT

EXISTING DRIVEWAY

TO MERGE

EXISTING DRIVEWAY

PROPOSED DRIVEWAY

41

PART 3, 61R--23271

38±

67±

88±

LOT

LAIRD ROAD WEST

ROAD ALLOWANCE BETWEEN CONCESSIONS 4 & 5

PIN 71214-0002
20.12m WIDE

ZONE CHANGE REQUEST:

A TO REZONE THE RETAINED PARCEL (#6852 LAIRD ROAD WEST) FROM A-SP1 TO AGRICULTURAL (A).

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SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 23rd DAY OF SEPTEMBER, 2026

[redacted]
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 34431-25

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GENERAL NOTES:

1. BUILDING AND LOT ARRANGEMENT IS CONCEPTUAL AND TO BE CONFIRMED AT THE BUILDING PERMIT STAGE.
2. CONSTRUCTION FOR THIS PROJECT TO COMPLY THE ONTARIO BUILDING CODE, AND ONTARIO PROVINCIAL STANDARD DRAWINGS.
3. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
4. THE OWNER IS RESPONSIBLE FOR THE COORDINATION OF ALL REQUIRED UTILITIES.
5. TEMPORARY SEDIMENT CONTROLS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON SITE AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE TOWNSHIP.
6. DISTURBED AREAS TO BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
7. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL SURFACES TO ORIGINAL OR BETTER CONDITION. ANY EXCESS MATERIALS OR DEBRIS ARE TO BE DISPOSED OFF SITE.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RELATING TO DAMAGE OF SAME.
9. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES, FOR THE PURPOSES OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
10. PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWNSHIP.
11. ANY ERRORS, OMISSIONS AND/OR CHANGE OF CONDITIONS ON SITE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PERFORMING THE RELATED WORK.
12. THIS IS NOT A PLAN OF SURVEY AND IS NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

GRADING NOTES:

1. UNDERSIDE OF FOOTING TO BE MIN. 1.22m BELOW FINAL GRADES AROUND BUILDING PERIMETER. TOP OF FOUNDATION WALL TO BE MIN. 0.15m ABOVE FINAL GRADES AROUND BUILDING PERIMETER. AREA TO BE GRADED SO WATER DOES NOT ACCUMULATE AT/NEAR BUILDINGS OR SEWAGE SYSTEMS.
2. MATCH EXISTING GRADES AT PROPERTY LIMITS. GRADING NOT TO EXTEND ONTO ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN CONSENT OF ADJACENT PROPERTY OWNER(S).
3. ALL SLOPES ARE TO BE 4H:1V MAXIMUM, UNLESS OTHERWISE NOTED.
4. DISTURBED SITE AREAS ARE TO BE RESTORED WITH MINIMUM 100mm TOPSOIL AND EITHER SEED OR SOD, UNLESS OTHERWISE NOTED.
5. DISTURBED BOULEVARD AREAS ARE TO BE RESTORED WITH MINIMUM 200mm TOPSOIL AND No. 1 NURSERY SOD.
6. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT THE FOOTINGS ARE PLACED ABOVE SEASONAL HIGH GROUNDWATER LEVEL.
7. IF GROUNDWATER IS ENCOUNTERED DURING THE EXCAVATION FOR THE FOUNDATION, A GEOTECHNICAL ENGINEER SHALL BE CONSULTED.
8. ALL EARTHWORKS ACTIVITIES TO BE UNDERTAKEN IN COMPLIANCE WITH O.Reg 406/19 REGARDING ON-SITE AND EXCESS SOIL MANAGEMENT.

DRAWING SCALE: 1:250

0 2.5 5 10 15 meters

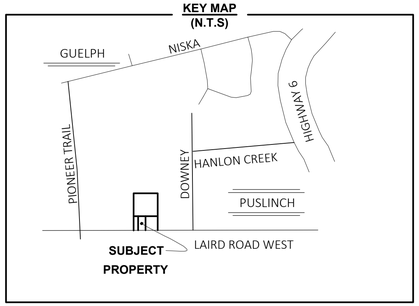
VAN HARTEN SURVEYING INC.

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

NOT FOR CONSTRUCTION

KEY MAP (N.T.S)



LEGEND:

EX. TREE

EX. TREE TO BE REMOVED

EX. ELEVATION x 394.25

PROP. GRADE x(331.14)

PROP. DIRECTION OF DRAINAGE

FENCELINE

EDGE OF BUSH

REGULATION LIMIT (GRCA)

PROPERTY DESCRIPTION

PIN PART OF 71214-0182 (LT) & ALL OF 71214-0183 (LT)
ADDRESS: 6852 LAIRD ROAD WEST
PART OF LOTS 13 & 14, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

ZONING: AGRICULTURAL (A) ZONE

	REQUIRED	PROPOSED
MINIMUM LOT AREA	=0.4 ha	(1.1 ha)
MINIMUM LOT FRONTAGE	=25.0 m	(105.5 m)
MINIMUM FRONT YARD	= 7.5 m	(76.0 m)
MINIMUM REAR YARD	= 7.5 m	(12.5 m)
MINIMUM INTERIOR SIDE YARD	= 3.0 m	(4.1 m)
MAXIMUM LOT COVERAGE	= 30%	(3.6%)

METRIC:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NO.	REVISION	BY	DATE

DRAWING REVISION SCHEDULE

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371 | Guelph Ph: 519-821-2763 | Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: JA | DESIGN BY: JA | CHECKED BY: SG

STAMP

STAMP

CAUTION:

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- SOIL BEARING CAPACITY SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION.
- THE BUILDER MUST ENSURE A MINIMUM OF 1.22m OF EARTH COVER OVER THE FOOTINGS FOR FROST PROTECTION.
- THIS SKETCH IS PROTECTED BY COPYRIGHT

CLIENT: RAYMOND REID

PROJECT No: 34431-25

PROJECT: CONCEPTUAL DWELLING
6852 LAIRD ROAD WEST
TOWNSHIP OF PUSLINCH

DRAWING TITLE: CONCEPTUAL SITE PLAN

SHEET No:	DRAWING No:	REVISION:
1 OF 1	C01	0
DRAWING SCALE: 1:250		

G:\PUSLINCH\Con5\ACAD\CONCEPTUAL SITE PT 13&14 (34431-25 REID) UTM 2010.dwg
Plotted: Sep. 18, 26 3:07 PM

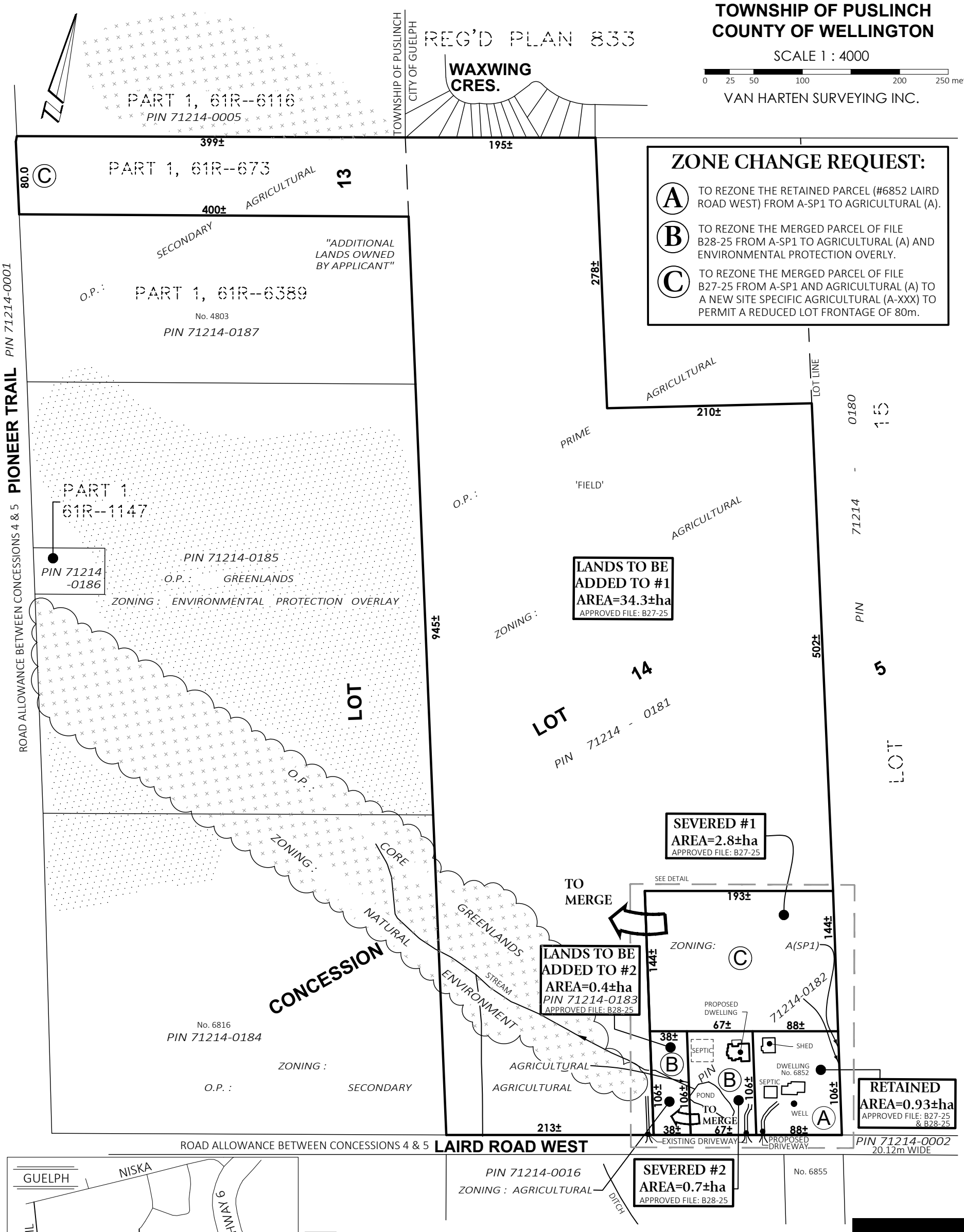
ZONE CHANGE SKETCH

PART OF LOTS 13 & 14, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 4000

0 25 50 100 200 250 metres

VAN HARTEN SURVEYING INC.

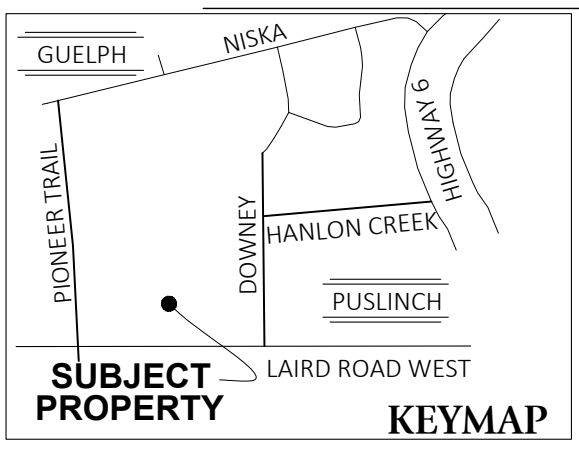


ZONE CHANGE REQUEST:

A TO REZONE THE RETAINED PARCEL (#6852 LAIRD ROAD WEST) FROM A-SP1 TO AGRICULTURAL (A).

B TO REZONE THE MERGED PARCEL OF FILE B28-25 FROM A-SP1 TO AGRICULTURAL (A) AND ENVIRONMENTAL PROTECTION OVERLY.

C TO REZONE THE MERGED PARCEL OF FILE B27-25 FROM A-SP1 AND AGRICULTURAL (A) TO A NEW SITE SPECIFIC AGRICULTURAL (A-XXX) TO PERMIT A REDUCED LOT FRONTAGE OF 80m.



O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 10th DAY OF SEPTEMBER, 2026

[redacted]

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED AGRICULTURAL, AGRICULTURAL (A-SP1) & NATURAL ENVIRONMENT .
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, SECONDARY AGRICULTURAL & NATURAL ENVIRONMENT.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. T.B.R. DENOTES TO BE REMOVED.

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

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DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 34431-25

Sep 11, 2026-3:47:28 PM
G:\PUSLINCH\Con5\ACAD\ZONE PT 13&14 (34431-25 REID) UTM 2010.dwg

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ZONE CHANGE SKETCH

PART OF LOTS 13 & 14, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

DETAIL
SCALE 1:1000

TO MERGE

PIN 71214 - 0181

193±

TO MERGE

144±

C

SEVERED #1
AREA=2.8±ha
APPROVED FILE: B27-25

PART 4, 61R--23271

14

144±

C

LANDS TO BE ADDED TO #1
AREA=34.3±ha
APPROVED FILE: B27-25

'OLD BARNS/ BUILDINGS WERE RECENTLY DEMOLISHED'

SEVERED #2
AREA=0.7±ha
APPROVED FILE: B28-25

71214-0182

5

38±

67±

88±

LANDS TO BE ADDED TO #2
AREA=0.4±ha
PIN 71214-0183
APPROVED FILE: B28-25

B

PROPOSED SEPTIC AREA=±520 m²

PIN

DECK

PROPOSED DWELLING AREA=±400m²

PORCH

GARAGE

12.5

4.1

6.2

5.7

EXISTING SHED (192m²)

RETAINED
AREA=0.93±ha
APPROVED FILE: B27-25 & B28-25

A

LOT

PART 1, 61R--23271

PART 2, 61R--23271

PROPOSED DRILLED WELL

STREAM

106±

106±

106±

27

36

EXISTING DWELLING No. 6852

SEPTIC BED

WELL

B

POND

TO BE REZONED TO ENVIRONMENT PROTECTION OVERLAY

GRCA REGULATION LIMIT

CONCESSION

EXISTING DRIVEWAY

EXISTING DRIVEWAY

PROPOSED DRIVEWAY

41

PART 3, 61R--23271

LOT

TO MERGE

38±

67±

88±

LAIRD ROAD WEST
ROAD ALLOWANCE BETWEEN CONCESSIONS 4 & 5

PIN 71214-0002
20.12m WIDE

ZONE CHANGE REQUEST:

(A) TO REZONE THE RETAINED PARCEL (#6852 LAIRD ROAD WEST) FROM A-SP1 TO AGRICULTURAL (A).

(B) TO REZONE THE MERGED PARCEL OF FILE B28-25 FROM A-SP1 TO AGRICULTURAL (A) AND ENVIRONMENTAL PROTECTION OVERLY.

(C) TO REZONE THE MERGED PARCEL OF FILE B27-25 FROM A-SP1 AND AGRICULTURAL (A) TO A NEW SITE SPECIFIC AGRICULTURAL (A-XXX) TO PERMIT A REDUCED LOT FRONTAGE OF 80m.

NOTES:

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6. T.B.R. DENOTES TO BE REMOVED.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 10th DAY OF SEPTEMBER, 2026

[redacted]

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

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DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 34431-25

Sep 11, 2026-3:47:28 PM
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September 25, 2026
Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
6859 Laird Road West
RE: Application for Zoning By-law Amendment - Determination of Completeness & 2nd Submission

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Amendment Application for lands municipally known as 6852 Laird Road West (Subject Lands). The application is required to fulfill the conditions of consent for applications B27-25 and B28-25 that were provisionally approved for the Subject Lands. Accordingly, the conditions of the consent applications require the owner to obtain zoning compliance for the proposed merged parcels and the retained parcel, including but not limited to receiving approval of a Zoning By-law Amendment to rezone the severed parcels to remove the kennel use. The applicant has requested to rezone the entirety of the Subject Lands, including the severed parcels and the retained parcels from the current Agricultural Site-Specific Zone A(sp1) to an Agricultural Zone (A) in the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (Puslinch Zoning By-law), to prohibit the kennel use.

The Subject Lands are approximately 2.8 hectares in size and currently contain a detached dwelling. The existing car ports and sheds on the lands are proposed to be removed. There is a Grand River Conservation Authority's (GRCA) regulated waterbody located on the Severed Parcel #2. Surrounding uses consist mostly of agricultural uses, with residential uses located further north (in the City of Guelph). The lands subject to the proposed Zoning By-law Amendment application are within 120 metres of a provincially significant wetlands located on the agricultural parcels to the west and south across Laird Road West.

This is the second submission for a Zoning By-law Amendment Application. As part of the submission, NPG has reviewed the following documents:

- Draft Zoning By-law and associated Schedule;
- Planning Opinion Letter prepared by Van Harten Surveying Inc., dated September 22, 2026;
- Conceptual Site Plan prepared by Van Harten Surveying Inc., dated September 18, 2026; and
- Zone Change Sketch prepared by Van Harten Surveying Inc., dated September 10, 2026.

1. **Determination of Completeness:**
    a. From a planning perspective, we have no issues with the Township deeming the Zoning By-law Amendment application complete, provided that there is no objection from other commenting parties.

2. **Additional Requirements:**
    a. While we recommend the Township to deem the application complete, the applicant should submit the spatial information in dwg or shapefile format, showing the extent of lands to be rezoned.

3. **Technical Comments:**
    a. In the next submission, the site plan(s) should provide the location and dimensions of parking spaces.
    b. In the next submission, the site plan(s) should provide the setback to the septic bed area.
    c. In the next submission, the site plan(s) should provide the zoning matrix on the plan.
    d. We will provide detailed technical comments once the application has been deemed complete and circulated for review.
    e. The following information is available to assist with a submission:
        i. Site Plan and Drawing Requirements - https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf
        ii. Municipal Development Standards - https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf
        iii. Puslinch Design Guidelines - https://puslinch.ca/wp-content/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf

Comments prepared by:

[redacted]

Isabella Brioso, BURPl
Planner
NPG Planning Solutions Inc.
ibrioso@npgsolutions.ca

Reviewed and approved by:

[redacted]

Max Fedchyshak, MCIP, RPP
Planning Lead & Partner
NPG Planning Solutions Inc.
mfedchyshak@npgsolutions.ca

Monika Farncombe

From: Andrew Herreman <aherreman@grandriver.ca>
Sent: September 23, 2026 3:59 PM
To: Hailey Keast; Monika Farncombe
Cc: Chris Corosky; Jeff Buisman; Raymond Reid
Subject: RE: 6852 LAIRD RD W: Payment due in Cloudpermit - - VH 34431-25

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Allow sender | Block sender | Report

Thanks Hailey. That captures my request to include the pond and creek area within the EP Overlay.

The regulation limit adjacent to the wetland is 30 metres but that area is already included in the EP Overlay on Schedule 'A' and I'm not sure how far out to have the EP Overlay revised.

Sincerely,

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Office: 519-621-2763 ext. 2228
Email: aherreman@grandriver.ca

From: Hailey Keast <Hailey.Keast@vanharten.com>
Sent: September 23, 2026 3:30 PM
To: Andrew Herreman <aherreman@grandriver.ca>; Monika Farncombe <mfarncombe@puslinch.ca>
Cc: Chris Corosky <chris.corosky@vanharten.com>; Jeff Buisman <Jeff.Buisman@vanharten.com>; Raymond Reid [redacted]
Subject: RE: 6852 LAIRD RD W: Payment due in Cloudpermit - - VH 34431-25

Good catch Andrew. Please see the revised sketch attached.

Please confirm if this is satisfactory or if additional edits are required.

Then I will add into the Cloudpermit account.

Thanks,

Hailey Keast
Planning Technician, CPT

Van Harten
LAND SURVEYORS - ENGINEERS

2106 Gordon Street; Guelph, ON; N1L 1G6
Office: 519-821-2763 X 248 **Fax:** 519-821-2770

hailey.keast@vanharten.com
www.vanharten.com

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From: Andrew Herreman <aherreman@grandriver.ca>
Sent: Wednesday, September 23, 2026 9:18 AM
To: Monika Farncombe <mfarncombe@puslinch.ca>; Hailey Keast <Hailey.Keast@vanharten.com>
Cc: Chris Corosky <chris.corosky@vanharten.com>; Jeff Buisman <Jeff.Buisman@vanharten.com>; Raymond Reid [redacted]
Subject: RE: 6852 LAIRD RD W: Payment due in Cloudpermit - - VH 34431-25

Good morning Monika,

The overall intent of my request has been satisfied but the boundary of the Environmental Protection Overlay doesn't include the GRCA regulation limit over to the existing Environmental Protection Overlay. The slightly different pond size and 15 metre allowance is acceptable since it is based on site-specific conditions and pond boundaries.

Hailey and Jeff, can the sketch be updated to include the regulated area to the west to match into the existing EP Overlay? It should be 15 metres from the watercourse and match into the regulated allowance to the wetland on Parcel C.

Sincerely,

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Office: 519-621-2763 ext. 2228
Email: aherreman@grandriver.ca

From: Monika Farncombe <mfarncombe@puslinch.ca>
Sent: September 22, 2026 4:07 PM
To: Hailey Keast <Hailey.Keast@vanharten.com>; Andrew Herreman <aherreman@grandriver.ca>
Cc: Chris Corosky <chris.corosky@vanharten.com>; Jeff Buisman <Jeff.Buisman@vanharten.com>; Raymond Reid [redacted]
Subject: RE: 6852 LAIRD RD W: Payment due in Cloudpermit - - VH 34431-25

I can circulate these out via email to NPG but please still have the sign off done as soon as possible as I would like to keep this all on Cloudpermit for consistency.

@Andrew Herreman if you can please provide your comments back to me by September 29th on if your final comments are cleared that would be great.
Thank you,

Monika Farncombe
Planning & Corporate Services Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0

REPORT COM-2026-004

TO: Mayor and Members of Council

PREPARED BY: Sarah Huether, Director of Community Services and Human Resources

PRESENTED BY: Sarah Huether, Director of Community Services and Human Resources

MEETING DATE: October 7, 2026

SUBJECT: 2026-2027 Skating Schedules

RECOMMENDATION

That Report COM-2026-004 entitled 2026-2027 Skating Schedules be received for information; and;

That Council approve the Holiday Skating Schedule, March Break Skating Schedule and Regular Season Skating Schedule as presented.

Purpose

The purpose of this report is to present Council with the proposed skating schedules for the upcoming skating season. Together, the schedules provide an overview of planned public skating programming and facility rental availability for the community.

Background

The regular season skating schedule has remained relatively consistent over the past several years, providing residents with regular opportunities to participate in public skating programming and private rental opportunities throughout the season.

During the 2025-2026 season, staff introduced a revised holiday skating schedule that incorporated a combination of structured programming and public skating opportunities, rather than offering public skating exclusively as had been done in previous years. The revised approach was well attended and provided additional opportunities for residents to participate in organized skating activities during the holiday period.

While programming provides increased recreational opportunities, it also places greater demands on the ice surface than traditional public skating. As a result, staff will need to begin

preparing and building the ice surface earlier this season to establish a sufficiently strong base to support the additional programming. As the facility is outdoors, ice preparation and the ability to establish the required ice conditions are weather dependent.

Based on the positive response to the revised holiday schedule, staff are proposing that a similar approach be used for the March Break schedule, with a combination of programming and public skating opportunities. The March Break schedule will mirror the holiday schedule, weather and ice conditions permitting.

Minimal changes have been made to the regular season skating schedule for the upcoming season. The proposed schedule continues to provide a balance of public programming, public skating, and opportunities for private rentals. A summary of the proposed weekly allocation of hours among these uses is provided below:

- **Public Programming:** 19.5 hrs/week
- **Public Skating:** 26 hrs/week
- **Private Rentals:** 27.5 hrs/week

This approach maintains the consistency of the regular skating schedule while providing seasonal opportunities for enhanced programming and private facility use.

Financial Implications

None

Strategic Plan Alignment and Implications

Strategic Priority #3: Connected, Safe and Accessible Communities

This initiative directly supports Strategic Priority #3 by enhancing inclusive, safe and accessible spaces while strengthening community connectedness.

Objective 3.2: Strengthen Community Spirit

The proposed skating schedules provide opportunities for residents to participate in recreational activities, spend time together, and connect with others in the community. The combination of regular season, holiday, and March Break skating opportunities supports active and inclusive community participation.

Action 3.2(b): Develop and implement Township run recreational, cultural, and wellness programming including paid drop-in registered programming.

The proposed schedules include organized skating programming and public skating opportunities throughout the season, with additional programming planned during the holiday

and March Break periods. These offerings provide accessible recreational and physical activity opportunities for residents and support the continued delivery of Township-run programming.

Applicable Legislation and Requirements

None

Engagement Opportunities

The skating schedules will be communicated through the Township's regular communication channels, including the Township website and social media. Staff will continue to monitor participation and community use throughout the season to inform future scheduling and programming decisions.

Township communication channels include:

- Social media platforms (Facebook, Instagram, and X)
- Township website at puslinch.ca/culture-recreation/recreation-and-leisure-calendar/, with all programs listed on the Recreation and Leisure Calendar
- *Puslinch Pioneer* advertisement

This approach will help ensure the season's schedule is clearly communicated and that residents are aware of the skating opportunities available to them.

Attachments

Schedule A – Holiday Skating Schedule
Schedule B – March Break Skating Schedule
Schedule C – Regular Season Skating Schedule

Respectfully submitted,

Sarah Huether
Director of Community Services and Human Resources

Reviewed by:

Courtenay Hoytfox, CAO

Holiday Schedule	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec	30-Dec	31-Dec	01-Jan	02-Jan	03-Jan
10:00 AM	Stick & Puck Ages 5-7 10am to 11:20am				Rink Closed Happy Holidays	Rink Closed Happy Holidays	Stick & Puck Ages 5-7 10am to 11:20am					Rink Closed Happy Holidays	Stick & Puck Ages 5-7 10am to 11:20am	
10:30 AM														
11:00 AM														
11:30 AM	Shinny Ages 8-12 11:30am to 12:50 pm						Shinny Ages 8-12 11:30am to 12:50 pm						Shinny Ages 8-12 11:30am to 12:50 pm	
12:00 PM														
12:30 PM														
1:00 PM	Shinny Ages 13-17 1:00 pm to 2:20pm						Shinny Ages 13-17 1:00 pm to 2:20pm						Shinny Ages 13-17 1:00 pm to 2:20pm	
1:30 PM														
2:00 PM														
2:30 PM	Family Skate 2:30pm - 5pm			Family Skate 2:30pm - 4pm			Family Skate 2:30 pm - 5pm				Family Skate 2:30pm - 4pm		Family Skate 2:30pm - 5pm	
3:00 PM														
3:30 PM														
4:00 PM				Rink Closed							Rink Closed			
4:30 PM														

March Break Schedule	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
	15-Mar	16-Mar	17-Mar	18-Mar	19-Mar	20-Mar	21-Mar	22-Mar	23-Mar
10:00 AM	Stick & Puck Age 5-7 10AM-10:50AM								
10:30 AM									
10:50 AM	Ice Maintenance								
11:00AM	Shinny Age 8-12 11AM-11:50AM								
11:30 AM									
11:50AM	Ice Maintenance								
12:00 PM	Shinny Ages 13-17 12PM-12:50PM								
12:30 PM									
12:50PM	Ice Maintenance								
1:00 PM	Family Skate 1PM-5PM								
1:30 PM									
2:00 PM									
2:30 PM									
3:00 PM									
3:30 PM									
4:00 PM									
4:30 PM									

2027 Regular Season Skating Schedule

2027	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
10:00 AM	Adult/Senior Skate 10am-10:50am					Private Rental	Private Rental
10:30 AM							
11:00 AM	Parents and Tots with sticks 11am-11:50am					Private Rental	Private Rental
11:30 AM							
12:00 PM	Family Skate 12pm-3:50pm					Private Rental	Family Skate 12pm-4:00pm
12:30 PM							
1:00 PM						Private Rental	
1:30 PM							
2:00 PM						Private Rental	
2:30 PM							
3:00 PM						Private Rental	
3:30 PM							
4:00 PM	Stick & Puck Age 5-7	Stick & Puck Age 8-12	Shinny Age 8-12	Stick & Puck Age 5-7	Stick & Puck Age 8-12	Private Rental	Private Rental
4:30 PM							
5:00 PM			Shinny Age 13-17		Ice Maintenance	Private Rental	Private Rental
5:30 PM	Ice Maintenance	Ice Maintenance		Ice Maintenance	Shinny Age 13-17		
6:00 PM	League Rental	Private Rental	Ice Maintenance	Private Rental		Ice Maintenance	Ice Maintenance
6:30 PM			League Rental		Adult Shinny 18+	Family Skate 6:30pm-8:30pm	
7:00 PM	Private Rental	Private Rental		Private Rental			
7:30 PM					Ice Maintenance		
8:00 PM	League Rental	Private Rental		League Rental	Private Rental		
8:30 PM			Private Rental			Private Rental	Private Rental
9:00 PM	Private Rental	Private Rental		Private Rental	Private Rental		
9:30 PM							
10:00 PM	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED

TOWNSHIP OF
PUSLINCH
EST. 1850

Ajay Persaud,
Environmental Scientist,
PTTW Unit, MECP
VIA EMAIL:
ajay.persaud@ontario.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

September 30, 2026

RE: 10.5. Notice Permit to Take Water 101 Brock Rd S - White Wolf Property Management Inc.

Please be advised that Township of Puslinch Council, at its meeting held on September 16, 2026 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2026-299: Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Correspondence Item 10.5 entitled Notice Permit to Take Water 101 Brock Rd S - White Wolf Property Management Inc be received for information; and

Whereas the Ministry of the Environment, Conservation and Parks (MECP) is considering a renewal of the Permit to Take Water (PTTW) for White Wolf Property Management Inc. at 101 Brock Road South to reduce the daily water taking from 3,600,000 litres to 986,400 litres; and

Whereas the Township has submitted an objection/request for additional time to review the proposed PTTW renewal and provide further comments; and

Whereas the Township's hydrogeologist will review the proposed PTTW renewal and provide comments to Council prior to the expiry of the comment extension; and

Whereas the proposed PTTW identifies water bottling as the intended use at the property;

Therefore, be it resolved, that Council:

1. **Receives the proposed PTTW renewal and confirms the Township's request for additional time to review and comment;**
2. **Directs staff to complete the Township's hydrogeological review and bring the hydrogeologist's comments to Council prior to the expiry of the comment extension;**
3. **At a minimum, requests that MECP limit the renewed PTTW to a maximum term of five (5) years, rather than ten (10) years;**
4. **Requests that MECP require the proponent to confirm that water bottling is taking place, or is intended to take place, at the property and, where the proposed water bottling use is not occurring or intended to occur, that the renewal not be approved for that use until such time as the use is established or otherwise demonstrated to MECP; and**
5. **Directs staff to forward this resolution and the Township hydrogeologist's comments to MECP and the proponent.**

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk

Sept. 29, 2026

Memorandum

To: Justine Brotherston, Director of Corporate Services/Municipal Clerk, Township of Puslinch

CC: Courtenay Hoytfox, CAO, Township of Puslinch

From: Kim Funk, Risk Management Inspector, Wellington Source Water Protection

Reviewed by: Kyle Davis, Risk Management Official, Township of Puslinch

RE: Ministry Reference Number 1000460905, Permit to Take Water, ERO#026-0893 - 101 Brock Rd South, White Wolf Property Inc, Puslinch

General

The following comments are related to the above referenced Permit to Take Water (PTTW) application (Ministry reference number 1000460905). This is an application to amend an existing PTTW (4657-DLVP7F) for 10 years. Water will be taken from one (1) well for water bottling

These comments are provided in regards to the *Clean Water Act*, Grand River Source Protection Plan and source water protection implementation by Wellington Source Water Protection, a partnership of the Wellington County municipalities. These comments should not be construed as a hydrogeological, engineering, ecological or technical review of the application. These comments are strictly provided in regards to our municipality's role in implementing the *Clean Water Act* and municipal source water protection.

Summary of Source Protection Vulnerable Areas and Drinking Water Threats

The subject property is located in:

a) a Significant Groundwater Recharge Area (SGRA); and
b) a draft Wellhead Protection Area Q (WHPA-Q) with a significant risk level.

Attachments show the relevant mapping. Please note the subject property is not located in an Issue Contributing Area (ICA), a Highly Vulnerable Aquifer (HVA), or a Wellhead Protection Area for Quality.

1. Due to the site's location outside any water quality WHPA or ICA, and because the draft WHPA-Q is not yet in legal effect, there are no Significant Drinking Water Threat policies that currently apply.

2. Although significant drinking water threat polices do not currently apply for this site, approved policy WC-MC-22.1 in the Wellington County Chapter of the Grand River Source Protection Plan applies elsewhere in Wellington County in the Township of Centre Wellington and Halton Region's approved WHPA-Q. It is therefore recommended that the Ministry consider the policy text referenced below and add terms and conditions to the PTTW, where appropriate. While the policy language will be modified once O.Reg 210/26 comes into force on January 1, 2027, we request that the Ministry maintain the intent of the policy during their review and add terms and conditions in line with that intent.

   For reference, please see the PTTW policy wording WC-MC-22.1 below:
   To ensure that any Existing Consumptive Water Taking in a WHPA-Q ceases to be a significant drinking water threat, where this activity is a significant drinking water threat, the MECP shall review and, where necessary, amend existing PTTWs and/or Drinking Water Works Permits to ensure that the Municipal Supply will not be adversely impacted, taking into consideration:

   1. *Tier 3 Study results and recommendations;*
   2. *water supply requirements for planned growth and prolonged drought outlined in Water Supply Master Plans;*
   3. *and available data, reports and/or recommendations from monitoring programs established pursuant to policies in the County of Wellington Chapter of the Grand River Source Protection Plan.*

   The MECP, where appropriate, shall consider establishing conditions in PTTWs and Drinking Water Works Permits to achieve this objective including but not limited to conditions which require:

   a. *groundwater and surface water monitoring related to municipal drinking water supplies;*
   b. *assessment of demand management: water needs assessment (review of permitted maximum takings) and water efficiency measures;*
   c. *a phased approach to assess impacts;*
   d. *information sharing with the MECP, Municipalities and conservation authorities including a condition of approval for permit holders to provide*

Municipalities and conservation authorities technical reports and monitoring data gathered pursuant to a condition of the PTTW (as per bullet a.) above);

e. *measures to increase the optimization of the Municipal Supply where appropriate; and*

f. *drought management planning for drought sensitive wells/systems.*

The MECP shall circulate Environmental Registry notices for amended PTTWs and Drinking Water Works Permits to the County, Municipalities and GRCA and have due regard for comments from the County, Municipalities, and GRCA, regarding amended PTTWs and Drinking Water Works Permits and new or revised conditions of approvals related thereto.

For expanded municipal takings that could improve the assigned risk level for the Centre Wellington WHPA-Q, the MECP shall:

i. *ensure pre-consultation, engagement and information sharing with the County, any relevant Municipalities, and the GRCA; and*

ii. *include use of the Tier 3 Model, Tier 3 Study results and recommendations, and Water Supply Master Plan results and recommendations to ensure the provision and distribution of Municipal Supply to support County population and growth forecasts.*

It is recommended that the Ministry consider this policy and add appropriate terms and conditions to the subject property PTTW to address potential impacts, from the increased water taking, to the WHPA-Q and significant groundwater recharge areas.

3. It is recommended that groundwater monitoring and reporting continue to remain as a condition of the PTTW to assess the impact that water taking may have on groundwater levels. The applicant is requesting a reduction in the number of monitoring locations for a variety of parameters. We defer to the Township hydrogeologist to determine if the proposed monitoring program is sufficient to determine potential impacts from the water taking.

4. Given expected policy changes in proximity to the site lands, it is recommended that the Ministry consider reducing the period of water takings from 10 to 5 years to allow for a better understanding of policy implementation. Policy updates include:

a. County of Wellington's draft Official Plan Amendment 131 which would expand settlement area and rural employment land in the hamlet of Aberfoyle;

b. The City of Guelph Southwest Environmental Assessment for new municipal wells; and

c. Updated Wellhead Protection Areas for quantity are anticipated within proximity to the subject location from neighbouring municipal systems.

5. The applicant is requesting the removal of the condition requiring an annual stakeholder meeting. Staff are not supportive of the removal of this condition and it is recommended that this condition be maintained so that interested parties, including the Township, will have the opportunity to ask questions regarding the monitoring reports and data that are presented.

6. Further to direction from the Township of Puslinch Council on September 16, 2026, staff request that MECP require the proponent to confirm that water bottling is taking place, or is intended to take place, at the property and, where the proposed water bottling use is not occurring or intended to occur, that the renewal not be approved for that use until such time as the use is established or otherwise demonstrated to MECP.

7. Further to direction from the Township of Puslinch Council on September 16, 2026, staff are recommending that given the number of large water takers and sensitive groundwater and wetland features within the Township, the MECP should consider the cumulative impacts of all major water takers within and surrounding Puslinch when considering permitting a permit to take water application.

8. Further to direction from the Township of Puslinch Council on June 16, 2021, staff are recommending that the Ministry consider the addition of low water response conditions to all Permits to Take Water within the Township, where appropriate. This recommendation is in light of the number of permits within the Township or in neighboring municipalities, including municipal Permits to Take Water. It is recognized that the Ministry will consider site specific situations for each Permit to determine whether low water response conditions are or are not appropriate. In general, our recommendation is to implement a condition or conditions in the Permit to Take Water that require the permit holder to reduce

water taking in line with any Low Water Response declarations from the applicable Conservation Authority. It is our recommendation that for the reduction to be meaningful, the condition(s) should specify that the reduction not start from the maximum permitted value as most water takers do not reach their maximum permitted taking amount. Instead, it is recommended that the Ministry determine an appropriate threshold for the reduction in water taking to start from (i.e. monthly average, 5 year average of that particular month, past three month average etc.).

It is requested that the Ministry consider the above recommendations while reviewing this PTTW application and add terms and conditions, as appropriate.

Sincerely,

[redacted] Sept. 29, 2026

Kim Funk, Risk Management Inspector
519-846-9691 ext 283
kfunk@centrewellington.ca

[redacted] 29-Sep-2026

Kyle Davis, Risk Management Official
519-846-9691 ext 362
kdavis@centrewellington.ca

Attachments – WHPA Maps

101 Brock Rd South, Puslinch



0.6 0 0.29 0.6 Kilometers

This map is a user generated static output from an Internet mapping site and is reference only. Data layers that appear on this map may or may not be accura current, or otherwise reliab

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 20

SWP_Comments_BrockRd_101_PTTW

Final Audit Report 2026-09-29

Created:	2026-09-29
By:	Kim Funk (kfunk@centrewellington.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZT8Wvhgdu27RQV1o_7cpqsFNIVc9pSbc

"SWP_Comments_BrockRd_101_PTTW" History

Document created by Kim Funk (kfunk@centrewellington.ca)
2026-09-29 - 7:46:01 PM GMT

Document emailed to Kyle Davis (kdavis@centrewellington.ca) for signature
2026-09-29 - 7:46:07 PM GMT

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Document e-signed by Kyle Davis (kdavis@centrewellington.ca)
Signature Date: 2026-09-29 - 8:30:54 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE

Agreement completed.
2026-09-29 - 8:30:54 PM GMT

Harden Environmental Services Ltd.
4622 Nassagaweya-Puslinch Townline
Moffat, Ontario, L0P 1J0
Phone: (519) 826-0099 Fax: (519) 826-9099

Groundwater Studies
Geochemistry
Phase I / II
Regional Flow Studies
Contaminant Investigations
OMB Hearings
Water Quality Sampling
Monitoring
Groundwater Protection Studies
Groundwater Modeling
Groundwater Mapping
Permits to Take Water
Environmental Compliance Approvals

Our File: 0215

September 30, 2026

Township of Puslinch
7404 Wellington Road 34
Guelph, ON, N1H 6H9

Attention: Courtenay Hoytfox
CAO

Dear Courtenay;

Re: White Wolf Property Management Inc. – Aberfoyle Site 2026 Permit Renewal Review

At the request of the Council of the Township of Puslinch we have reviewed the 2026 Permit to Take Water Renewal Application submitted by White Wolf Property Management Inc. (White Wolf) for their Aberfoyle site. The Permit to Take Water 4657-DLVP7F was issued to White Wolf on October 9, 2025 and is valid until November 15, 2026.

Comment 1:
The requested volume is reduced from 3,600,000 liters per day, 365 days of the year to 986,400 Liters per day, 365 days per year. The average taking for the past 23 years has been 1,863,000 liters per day. The requested reduction would result in a significant decrease in overall water removed from the aquifer and a reduction in the drawdown resulting from the taking. The lower rate may also change the extent of the WHPA-Q from the City of Guelph. There is no reason to comment on the rate change request.

Comment 2:
The renewal application is accompanied by a request to reduce the overall monitoring at the site. We have reviewed the request and see no reason to comment on this request.

We suggest that the Township discuss with White Wolf the opportunity to continue monitoring one or more of the off-site wells that are in the Township Road , County Road right-of-way or on other private properties. Monitoring wells of this depth and quality are expensive to drill and require little if any ongoing maintenance. The Township has a unique opportunity to include the following wells subject to access and redundancy evaluation.

MW6A – located near to Mini Lakes Development.
MW10 – located on private property off of Gilmour Road
MW15 – located on private property
MW16 – located on private property

The locations are shown on the attached figure.

The reduction in monitoring also eliminates a few of the stream monitoring stations in Mill Creek and the biological component of the monitoring. We see no reason to change their request.

Comment 3:

The renewal requests that the annual stakeholder meeting be eliminated. Harden Environmental reviews the annual report on behalf of the Township and the annual meeting does not introduce any new information that isn't in the annual report. We see no reason to continue with the annual meeting.

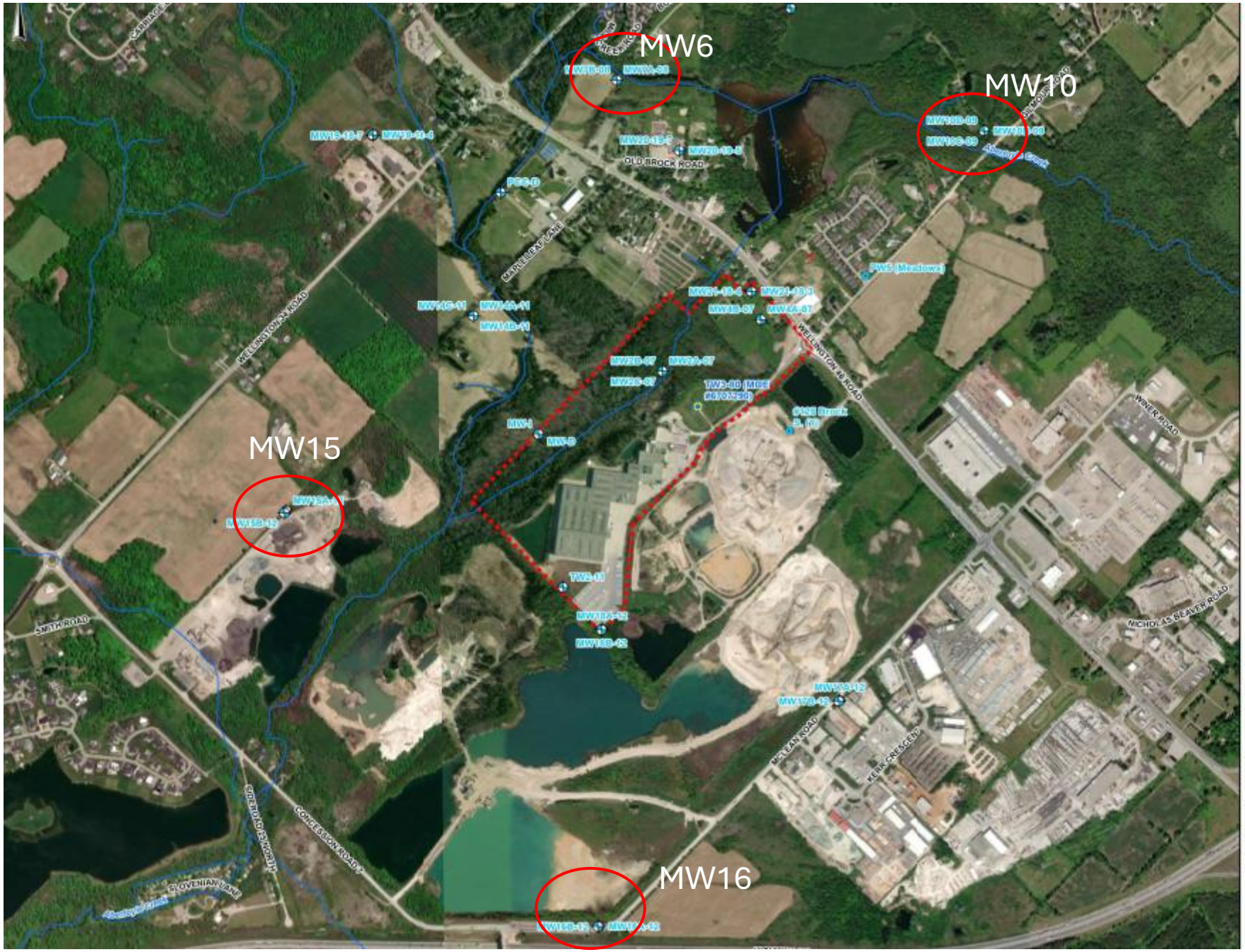
Summary

In summary, with the reduction in taking, previous concerns about off-site impacts and impacts to Mill Creek are greatly reduced. We have often requested that any increase above the historical taking of 1.8 million liters per day be accompanied by additional studies, this is no longer needed. White Wolf will need to reduce water taking during low water declarations as do all water takers.

Sincerely,
Harden Environmental Services Ltd.



Stan Denhoed, P.Eng., M.Sc.
Senior Hydrogeologist



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTA
2. WATERCOURSES PRODUCED USING INFORMATION UNDER LICENSE WITH THE GRAND RIVER CONSERVATION AUTHORITY (C) GRAND RIVER CONSERVATION AUTHORITY. 2014.
3. PROPERTY BOUNDARY OBTAINED FROM CRA, NOVEMBER 2014TOWN OF OAKVILLE. VANTOR
4. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
WHITE WOLF PROPERTY MANAGEMENT

PROJECT
2025 ANNUAL REPORT

TITLE
2025 BEDROCK MONITORING LOCATION

CONSULTANT

wsp

YYYY-MM-DD	2026-03-20
DESIGNED	JM
PREPARED	JM/RR
REVIEWED	GRP
APPROVED	GRP

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-061

A By-law to amend By-law 2023-057 to prohibit and regulate the alteration of property and movement of fill within the Township of Puslinch (Site Alteration By-law)

WHEREAS the Council of the Corporation of the Township of Puslinch deems it appropriate and in the public interest to amend By-law 2023-057, as amended;

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

That By-law 2023-057, as amended, be further amended as follows:

1. Table of contents Section 5.5 is amended by replacing "Major" Site Alteration Permits with "Commercial" Site Alteration Permits.

2. Table of contents Section 15 Schedule "C" Determination of Fees and Financial Security is deleted.

3. Section 2.1 Definitions is amended by revising the following definitions:

    (i) "Applicant" means the Owner or Occupier of a Property and includes a Person authorized in writing to act on behalf of the Owner of a Property to apply for a Permit.

    (ii) "Conservation Authority" includes the Grand River Conservation Authority, Hamilton Conservation Authority, and Halton Conservation Authority, and any amalgamated or successor authorities.

    (iii) "Site Alteration - Intermediate" or "Intermediate Site Alteration" means the alteration of land where the requirement for a permit is based on: (i) a cumulative volume of fill over a five (5)-year period per property that is in the range of 350 cubic metres to 999 cubic metres of Fill, (ii) where a change in Grade is proposed to be less than 3 metres above or below the Existing Grade, and (iii) where the proposed Site Alteration area is less than 1 hectare in land size. A Permit and execution of an agreement with the Township is required for an Intermediate Site Alteration.

    (iv) "Site Alteration - Large" or "Large Site Alteration" means the alteration of land based on: (i) a cumulative volume of Fill over a five (5)-year period per property that is in the range of 1,000 cubic metres to 9,999 cubic

metres of Fill, (ii) where a change in Grade is proposed to be greater than 3 metres above or below the Existing Grade, or (iii) where the proposed Site Alteration area is greater than 1 hectare in land size. The approval of a Permit and execution of an agreement with the Township is required for a Large Site Alteration.

4. Section 2.1 Definitions is amended by adding the following definitions:

(v) "Hydro-excavation" means a method of excavation that uses pressurized water, air, vacuum equipment, or a combination thereof to loosen, remove and collect Soil or other material from the ground, and includes the generation, collection and handling of any resulting slurry, Liquid Soil or similar material.

(vi) "Site Alteration – Commercial" means an alteration of land that meets one or more of the following criteria: (i) undertaken for commercial benefit or gain, whether for the Owner, Occupier, contractor, or any third party and includes remuneration, compensation, tipping fees, brokerage, processing fees, or other consideration is received in connection with the Fill itself, and not solely for the performance of construction, excavation, grading, landscaping, driveway installation, or other site improvement works, (ii) undertaken as part of a commercial enterprise or business activity, (iii) the cumulative volume of fill exceeds 10,000 cubic metres over any consecutive five (5) year period, regardless of whether the activity is undertaken for commercial benefit or gain, (iv) fill is generated through, associated with, or originates from a Soil Treatment, Soil Remediation, Soil Processing, or Soil Management Operation, (v) the Council determines that the scale, frequency of truck traffic, duration, or nature of the operation is equivalent to a Commercial Site Alteration.

(vii) "Soil Management Operation" means a commercial business or undertaking involving the receipt, handling, tracking, storage, stockpiling, transportation, transfer, brokerage, processing, management, distribution or placement of Soil originating from one or more Source Sites, whether directly or through one or more intermediate sites, for subsequent transfer or delivery to a Receiving Site. A Soil Management Operation includes any operation where compensation, tipping fees, brokerage fees, processing fees, transportation fees or any other form of remuneration or consideration is received in connection with the receipt, handling, movement, storage, transfer, processing, management or placement of Soil.

(viii) "Soil Processing" means the mechanical or physical handling, treatment or manipulation of Soil for the purpose of sorting, screening, separating,

blending, dewatering, reducing, conditioning or otherwise preparing the Soil for reuse, transfer, placement or further treatment.

(ix) "Soil Remediation" means the treatment or management of Soil to remove, reduce, contain, stabilize or isolate contaminants for the purpose of reducing or eliminating an adverse effect or risk to human health or the natural environment, and includes remediation undertaken in accordance with the Environmental Protection Act, O. Reg. 153/04, O. Reg. 406/19 or any other applicable provincial legislation or regulation.

(x) "Soil Treatment" means any physical, chemical or biological process applied to Soil for the purpose of altering its physical, chemical, biological, geotechnical or environmental characteristics, including to improve, stabilize, condition, remediate or otherwise change the Soil for reuse, management, processing or disposal.

5. Section 2.1 Definitions is amended by deleting the following definitions:

~~(xi) "Site Alteration - Major" or "Major Site Alteration" means the alteration of land based on: (i) a cumulative volume of Fill over a five (5)-year period per property that is greater than 10,000 cubic metres of Fill, or (ii) where a change in Grade is proposed to be greater than 3 metres above or below the Existing Grade. Council is the approval authority for all Major Site Alteration Permits and agreements.~~

6. Section 3.1 Prohibitions is amended by revising the following:

(xii) Notwithstanding any other provision of this By-law, no person shall conduct, undertake, cause, permit or carry out the deposit, temporary storage, or processing of Liquid Soil ~~(as is also prohibited by Ontario Regulation 406/19); further no person shall conduct undertake, cause, permit or carry out liquid soil temporary storage or liquid soil processing~~ at any Property within the Township unless approved through an Environmental Compliance Approval issued by the MECP and in compliance with Section 3.8 herein, the Township Zoning By-law, and all other applicable By-laws.

7. Section 3.8 Applicable Laws and Plans is amended by adding the following:

(xiii) The Township Site Plan Control By-law;
(xiv) The Planning Act, R.S.O 1990, c. P.13.

8. Section 5.3 Intermediate Site Alteration Permit Requirements is amended by revising the following:

(i) A change in Grade is proposed to be less than ~~1.5~~ 3 metres above or below the Existing Grade

9. Section 5.4 Large Site Alteration Permit Requirements is amended by revising the following:

(i) A change in Grade is proposed to be ~~less~~ greater than 3 metres above or below the Existing Grade.

10. Delete reference to Schedule "C" Determination of Fees and Financial Security through the By-law and replace with "the Township User Fees and Charges By-law".

11. Section 5 Application Requirements is amended by deleting the following Section:

(xv) Section 5.5 Major Site Alteration Permit Requirements.

12. Section 5 Application Requirements is amended by adding the following Section:

(xvi) Section 5.5 Commercial Site Alteration Permit Requirements.

13. Section 7 Enforcement is amended by revising the following:

(xvii) This By-law may be enforced by Inspectors and/or the Designated Official. Without limiting/restricting any other power, duty or function granted by this By-law, Inspectors and/or the Designated Official may: give direction, issue an Order to discontinue or to perform work and further give verbal or written direction and may enter Property and/or carry out and direct whatever inspections, are reasonably required to determine compliance with this By-law. Failure to permit inspection constitutes grounds for suspension or revocation of a permit.

14. Schedule "C" to By-law 2023-057 is deleted.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 7th DAY OF OCTOBER, 2026.

_____
James Seeley, Mayor

_____
Justine Brotherston, Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-062

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 October 7, 2026.

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 October 7, 2026, 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 7th DAY OF OCTOBER 2026.

_____

James Seeley, Mayor

_____

Justine Brotherston, Municipal Clerk