



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 19, 2025 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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A G E N D A ADDENDUM

DATE: Wednesday November 19, 2025

REGULAR MEETING: 10:00 A.M.

CLOSED MEETING: Directly following Section 13 Announcements

Addendum

6.33 Ministry of Municipal Affairs and Housing letter regarding the Fighting Delays, Building Faster Act, 2025

7.2.1 Amended Delegation by Julie Alexander, Senior Advisor, Municipal and Stakeholder Engagement Enbridge Gas Inc, regarding Phase 3 Natural Gas Expansion

9.1.1 Removed from Agenda Report FIR-2025-007 Agreement for Technical Rescue

10.2 Amended IESO Priority Needs KWCG Electrical Region Virtual Information Session

14.5 Confidential report a proposed or pending acquisition or disposition of land by the municipality or local board – Potential Acquisition of Lands

≠ Denotes resolution prepared

1. Call the Meeting to Order



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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 October 29, 2025 Council Meeting Minutes

6.1.2 October 6, 2025, Youth Advisory Committee Minutes

6.1.3 September 16, 2025, Recreation and Community Wellness Advisory
Committee Minutes

6.1.4 September 9, 2025, Planning and Development Advisory Committee Minutes

6.1.5 September 8, 2025, Heritage Advisory Committee Minutes

6.2 Ministry of Environment, Conservation and Parks letter regarding Amendments to Excess
Soil Regulations

6.3 AMO Policy Update - 2025 Federal Budget Focus on Infrastructure

6.4 AMO Policy Update - Bill 60, Building Faster Act

6.5 AMO Policy Update - Fall Economic Statement

6.6 AMO Policy Update - Speed Camera Legislation, First Time Home HST Relief, Homelessness
Research and Energy Advocacy

6.7 Ministry of Municipal Affairs and Housing regarding Amendments to the Development
Charges Act

6.8 Watson and Associates Changes to the Development Charges Act Regarding the Timing of
Development Charge Collections

6.9 Grand River Conservation Authority Summary of General Membership Meeting - October
2025

6.10 Conservation Halton Board Meeting Minutes - October 2025

6.11 City of Cambridge Council Resolution regarding Rent Protection for Tenants

6.12 Region of Niagara Council Motion regarding State of Emergency on Mental Health
Homelessness and Addictions

6.13 Municipality of Tweed Council resolution regarding Collaboration Action Sustainable
Waste Management in Ontario



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- 6.14 Town of South Huron Council Resolution regarding Collaborative Action on Sustainable Waste Management
- 6.15 Municipality of Calvin Council Resolution regarding Conservation Fee Freeze
- 6.16 Plympton-Wyoming Council Resolution regarding Conservation Fee Freeze
- 6.17 Municipality of South Huron Council Resolution regarding Ontario Community Infrastructure Fund
- 6.18 Township of Edwardsburgh Cardinal Council Resolution regarding Ontario Community Infrastructure Fund
- 6.19 Municipality of South Huron Council Resolution regarding Removing HST-GST from New Homes to Support Housing Affordability
- 6.20 Township of Bradford West Gwillimbury Council Resolution regarding Removing HST-GST from New Homes to Support Housing Affordability
- 6.21 Municipality of Wawa Council Resolution regarding Accessible and Effective Alcohol Container Return System in Ontario
- 6.22 Municipality of Bluewater Council Resolution regarding Keep Climate Change as a Foremost National Priority
- 6.23 Town of Blue Mountains Council Resolution regarding TC Energy
- 6.24 Township of Centre Wellington Council Resolution regarding Bill 21 Protect our Food Act
- 6.25 City of Brantford Council Resolution regarding Provincial Support of the Ontario Airport Capital Assistance Program
- 6.26 Halton Region Council Correspondence regarding Public Safety Requirements to Protect Our Communities
- 6.27 Town of Wasaga Beach Council Resolution regarding Public Safety Requirements to Protect Our Communities
- 6.28 Letter to Township of Puslinch Council regarding Transparency for Sex Offender Registry
- 6.29 ERO Posting 025-1257 - Consolidating Ontario's Conservation Authorities Proposal
- 6.30 Canadian Union of Postal Works Letter to Mayor Seeley regarding Upcoming Mandate Review
- 6.31 OMERS Governance Review and MEPCO Annual Report
- 6.32 Puslinch Profile November 2025
- 6.33 Ministry of Municipal Affairs and Housing letter regarding the *Fighting Delays, Building Faster Act, 2025*

Recommendation:

That the Consent Agenda items listed for the November 19, 2025, Council meeting be received for information.



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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. Amended Delegation by Julie Alexander, Senior Advisor,
Municipal and Stakeholder Engagement Enbridge Gas Inc, regarding Phase
3 Natural Gas Expansion**

Recommendation:

That the delegation by 7.1.1 by Julie Alexander, Senior Advisor, Municipal and Stakeholder Engagement Enbridge Gas Inc, regarding Phase 3 Natural Gas Expansion be received for information.

8. **Public Meeting**

8.1 November 19, 2025 at 5:30 P.M. Open House held in-person at the Puslinch Community Centre (23 Brock Rd S) 2026-2030 Strategic Plan Engagement

8.2 November 19, 2025 at 7:00 P.M. Public Information Meeting held in-person at the Puslinch Community Centre (23 Brock Rd S) and by electronic participation through Zoom regarding Zoning By-law Application D14-DAN (Danby) – property location Municipally known as 4631 Sideroad 20 N, Township of Puslinch

8.3 November 20, 2025 at 7:00 P.M. Public Information Meeting held in-person at the Puslinch Community Centre (23 Brock Rd S) and by electronic participation through Zoom regarding Zoning By-law Amendment Applications:

- D14-DAA (Daaz) – property location Municipally known as 7456 McLean Rd West/197 Brock Rd S, Township of Puslinch
- D14-ONT (Ertl) – property location Municipally known as 6678 Wellington Rd 34, Township of Puslinch

9. **Reports ≠**

9.1 **Puslinch Fire and Rescue Services**

9.1.1 **Removed from Agenda Report FIR-2025-007 Agreement for Technical Rescue ≠**

9.2 **Finance Department**

9.2.1 **None**



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9.3 Office of the CAO

9.3.1 None

9.4 Corporate Services Department

9.4.1 Report COR-2025-056 Heritage Plaque Program Policy #

Recommendation:

That Report COR-2025-056 entitled Heritage Plaque Program Policy be received; and;

That Council approves the proposed Heritage Plaque Program Policy as [presented/amended]; and,

That Council approves the annual base budget operating request of \$2,300 to fund the Program to be incorporated into the 2026 Operating Budget as a recurring budget item for future operating budgets.

9.4.2 Report COR-2025-057 Reporting Out from Council Direction Update #

Recommendation:

That Report COR-2025-057 entitled Reporting Out from Council Direction Update be received for information; and,

That Council direct staff to submit the comments outlined as Schedule “A” as [presented/amended] to ERO Post 025-1097; and,

That Council direct staff to submit the comments as outlined in Schedule “B” as [presented/amended] to ERO Post 025-1099; and,

That Council direct staff to submit the comments as outlined in Schedule “C” as [presented/amended] to ERO Post 025-1101.

**9.4.3 Report COR-2025-058 Zoning By-law Amendment Application
Recommendation Report to lift the holding provision – 1873 Townline Road
– D14/QUI(H) #**



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Recommendation:

That Report COR-2025-058 entitled Zoning By-law Amendment Application Recommendation Report to lift the holding provision – 1873 Townline Road – D14/QUI(H) be received for information; and

Whereas the Township and its expert consultants are satisfied with the application to lift the holding provision of the Part Lot 1, Concession 1 through their comprehensive review of the submission materials;

Therefore be it resolved,

That Council approves the Zoning By-law Amendment to lift the holding provision on part of the property municipally known as 1873 Townline Road; and

That Council give three readings to By-law 2025-087 as presented, being a by-law to amend By-law no. 2018-023, as amended, being the Zoning By-law of the Township of Puslinch.

9.4.4 Report COR-2025-059 Kennel Licensing By-law Review ≠

Recommendation:

That Report COR-2025-059 entitled Kennel Licensing By-law Review be received for information.

9.4.5 Report COR-2025-060 Radiocommunication Tower Proposal 7867 Small Road ≠

Recommendation:

That Report COR-2025-060 entitled Radiocommunication Tower Proposal 7867 Small Road be received for information; and

Whereas Innovation, Science and Economic Development Canada (ISED) is responsible for granting authorization for the construction of telecommunication facilities and requires that applicants consult with the local land use authority for telecommunication installations;

And Whereas the Township and its expert consultants have reviewed the Radiocommunication Tower proposal in accordance with the Township's Radiocommunication Tower and Antenna Protocol Policy (Policy) and are satisfied that all requirements have been met;



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And Whereas no comments or concerns were received from the public with respect to the proposed Radio Communication Tower;

Therefore be it resolved,

That Council supports the proposed Radio Communication Tower Proposal; and,

That Council authorizes staff to issue a letter of Concurrence to ISED in accordance with the Policy.

9.4.6 10:15 A.M. Report COR-2025-061 Pre-consultation Regarding draft updates to the Grand River Source Protection Plan ≠

Recommendation:

That Report COR-2025-061 regarding Pre-consultation Regarding Draft Updates to the Grand River Source Protection Plan be received for information;

And That the Council of the Township of Puslinch endorse the amendments to the Grand River Assessment Report and Grand River Source Protection Plan and provide comments for consideration as per Section 34 of the Clean Water Act;

And That the Risk Management Official report back to Council on the outcome of the review of the Township Hydrogeologists' comments and if policies were edited.

9.5 Building Department

9.5.1 Report BLD-2025-004 Building Department Third Quarter Update - June to September 2025 ≠

Recommendation:

That Report BLD-2025-004 entitled Building Department Third Quarter Update – July to September 2025 be received for information.

9.6 Public Works Department

9.6.1 None

9.7 Recreation Department

9.7.1 None



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10. **Correspondence ≠**

10.1 **10:15 A.M. 2026 Grand River Conservation Authority Puslinch Draft Budget for Consultation ≠**

Recommendation:

That Correspondence Item 10.1 2026 Grand River Conservation Authority Puslinch Draft Budget for Consultation be received for information.

10.2 **Amended IESO Priority Needs KWCG Electrical Region Virtual Information Session ≠**

Recommendation:

That Correspondence Item 10.2 IESO Priority Needs KWCG Electrical Region Virtual Information be received for information.

10.3 **10:25 A.M. Proposed Township Comments regarding ARA Site Plan Amendment for Newbauer Pit ≠
(Circulated under separate cover)**

Recommendation:

That Correspondence 10.3 Proposed Township Comments regarding ARA Site Plan Amendment for Newbauer Pit be received for Consultation; and,

That Council direct staff to submit the comments to the application and MNR as [presented/amended].

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 BL2025-087 ZBA – 1873 Townline Rd – Lift Holding

Recommendation:

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

By-law 2025-087 being a By-law to amend by-law Number 023-18, as amended, being the zoning by-law of the Township of Puslinch



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13. **Announcements**
14. **Closed Session – Pursuant to Section 239 Subsection (2) and (3.1) of the Municipal Act, 2001 for the purpose of:**
 - 14.1 **Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Establishment of a regulatory by-law**
 - 14.2 **Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Human Resources Matter**
 - 14.3 **Confidential report a proposed or pending acquisition or disposition of land by the municipality or local board – Unopened Road Allowance**
 - 14.4 **Council Education/Training Session for the purpose of development of a Strategic Plan.**
 - 14.5 **Confidential report a proposed or pending acquisition or disposition of land by the municipality or local board – Potential Acquisition of Lands**
 - 14.6 **Confidential minutes from previous closed meetings:**
 - 14.6.1 **October 29, 2025, Closed Council Meeting Minutes**
15. **Business Arising from Closed Session**
16. **Notice of Motion**
17. **New Business**
18. **Confirmatory By-law ≠**
 - 18.1 **BL2025-088 Confirm By-law – November 19, 2025**

Recommendation:
That the following by-law be taken as read three times and finally passed in open Council:
By-law 2025-088 being a by-law to confirm the proceeding of Council for the Corporation of the Township of Puslinch at its meeting held on the 19th day of November 2025.
19. **Adjournment ≠**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 29, 2025 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

MINUTES

DATE: October 29, 2025

CLOSED MEETING: Directly following Section 13
Announcements

COUNCIL MEETING: 10:00 A.M.

The October 29, 2025 Council Meeting was held on the above date and called to order at 10:00 a.m. via electronic participation and in-person at 7404 Wellington Rd, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

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

STAFF IN ATTENDANCE:

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

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-344:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council approves the October 29, 2025, Agenda and Addendum as circulated; and

That Council approves the additions to the agenda as follows:

Consent Item 6.1.6 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the October 29, 2025 Council agenda.

CARRIED

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

None

6. CONSENT AGENDA

- 6.1 Adoption and Receipt of the Minutes of the Previous Council and Committee Meetings
 - 6.1.1 October 22, 2025 Council Meeting Minutes
 - 6.1.2 October 16, 2025 Council Meeting Minutes
 - 6.1.3 October 8, 2025 Council Meeting Minutes
 - 6.1.4 September 17, 2025 Public Information Meeting Minutes
 - 6.1.5 September 8, 2025 Youth Advisory Committee Minutes

6.1.6 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the October 28, 2025 Council Agenda

- 6.2 AMO Policy Update - AMO's Response to the Planned Automated Speed Enforcement Ban
- 6.3 AMO Policy Update – Response to OPP Cost Recovery, Automated Speed Enforcement & Aggregate Resources Act
- 6.4 Town of Goderich Notice of Motion regarding Bill C-61 First Nations Clean Water Act
- 6.5 Letter from Brian Johnson Enbridge General Manager to Oakville Mayor Rob Burton - October 8, 2025
- 6.6 Remarks from Greg Ebel President and CEO Enbridge Canada - Build Canada Now Compete or Retreat
- 6.7 Letter from Ministry of Environment, Conservation and Parks' Compliance Policy
- 6.8 Grand River Conservation Authority Summary of General Membership Meeting - September 2025
- 6.9 Puslinch Profile Feature October 2025
- 6.10 ERO 025-1159 Amendments to Planning Act and City of Toronto Act, 2006
- 6.11 AMO Policy Update - Bill 56, Building a More Competitive Economy Act, 2025
- 6.12 City of Guelph - McQuillan's Bridge - Notice of Study Commencement and Public Open House
- 6.13 ERO 025-1097 Proposed Changes to Planning Act, Bill 60
- 6.14 ERO 025-1099 Consultation on simplifying and standardizing official plans
- 6.15 ERO 025-1101 Consultation on Enhanced Development Standards – Lot Level (outside of buildings)

Resolution No. 2025-345:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That the Consent Agenda items listed for OCTOBER 29, 2025 Council meeting with the exception of items 6.7, 6.13, 6.14 and 6.15 be received for information.

CARRIED

Resolution No. 2025-346:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That the Consent Agenda item 6.7 Updates to Ministry of the Environment, Conservation and Parks' Compliance Policy – Potential for Low-Risk Incident Referrals to Municipalities be received for information; and

That Council direct staff to report back on the implications of the downloading to municipalities outlined in item 6.7 Updates to Ministry of the Environment, Conservation and Parks' Compliance Policy – Potential for Low-Risk Incident Referrals to Municipalities, including but not limited to matters of compensation, resourcing, and regulatory by-law compliance.

CARRIED

Resolution No. 2025-347:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda item 6.13 ERO 025-1097 Proposed Changes to Planning Act, Bill 60 be received for information; and

That Council direct staff to draft comments for submission to the ERO, in consultation with the Township's Consultant, for Council consideration at the November 19, 2025 Council meeting.

CARRIED

Resolution No. 2025-348:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Consent Agenda item 6.14 ERO 025-1099 Consultation on simplifying and standardizing official plans be received for information; and

That Council direct staff to draft comments for submission to the ERO, in consultation with the Township's Consultant, for Council consideration at the November 19, 2025 Council meeting.

CARRIED

Resolution No. 2025-349:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda item ERO 025-1101 Consultation on Enhanced Development Standards – Lot Level (outside of buildings) be received for information; and

That Council direct staff to draft comments for submission to the ERO, in consultation with the Township's Consultant, for Council consideration at the November 19, 2025 Council meeting.

CARRIED

7. DELEGATIONS:

- 7.1 Specific Interest (Items Listed on the Meeting Agenda)
 - 7.1.1 None
- 7.2 General Interest (Items Not Previously Listed on the Meeting Agenda)
 - 7.2.1 None

8. PUBLIC MEETINGS:

- 8.1 October 29, 2025 at 7:00 P.M. Public Information Meeting held in-persona at the Municipal Office (7404 Wellington Rd 34) and by electronic participation through Zoom regarding Site Alteration Application P11/HBC – property location Municipally known as 7504 McLean Rd E, Township of Puslinch
- 8.2 November 19, 2025 at 5:30 P.M. Open House held in-person at the Puslinch Community Centre (23 Brock Rd S) 2026-2030 Strategic Plan Engagement
- 8.3 November 19, 2025 at 7:00 P.M. Public Information Meeting held in-person at the Puslinch Community Centre (23 Brock Rd S) and by electronic participation through Zoom regarding Zoning By-law Application D14-DAN (Danby) – property location Municipally known as 4631 Sideroad 20 N, Township of Puslinch
- 8.4 November 20, 2025 at 7:00 P.M. Public Information Meeting held in-person at the Puslinch Community Centre (23 Brock Rd S) and by electronic participation through Zoom regarding Zoning By-law Amendment Applications:
 - D14-DAA (Daaz) – property location Municipally known as 7456 McLean Rd West/197 Brock Rd S, Township of Puslinch
 - D14-ONT (Ertl) – property location Municipally known as 6678 Wellington Rd 34, Township of Puslinch

9. REPORTS:

9.1 Puslinch Fire and Rescue Services

- 9.1.1 Report FIR-2025-006 - Mental Health Supports Grant Agreement

Resolution No. 2025-350:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report FIR-2025-006 entitled Mental Health Supports for Public Safety Personnel – Execution of Agreement be received; and

That Council gives 3 readings to By-law No. 2025-083 being a By-law authorizing the entering into an Agreement with the Ministry of the Solicitor General, Mental Health Supports for Public Safety Personnel Grant Program.

CARRIED

9.2 Finance Department

- 9.2.1 Report FIN-2025-025 - 2026 Proposed Cost of Living Adjustment

Resolution No. 2025-351:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report FIN-2025-025 entitled 2026 Proposed Cost of Living Adjustment be received; and

That Council approve a Cost of Living Adjustment of 1.70% effective January 1, 2026; and

That Council consider, subject to budget consideration, allocating an additional 1% Cost of Living Adjustment increase to be contributed into a discretionary reserve for the 2028 market review process.

CARRIED

9.2.2 Report FIN-2025-028- 2026 User Fees and Charges By-law

Resolution No. 2025-352:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report FIN-2025-028 entitled 2026 User Fees and Charges By-law be received; and,

That Council give 3 readings to By-law No. 2025-084 being a by-law to adopt the User Fees and Charges By-law.

CARRIED

9.3 Office of the CAO

9.3.1 Report CAO-2025-004 Puslinch Strategic Plan Environmental Scan and Background Report

Resolution No. 2025-353:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report CAO-2025-003 titled Puslinch Strategic Plan Environmental Scan and Background Report be received for information.

CARRIED

9.4 Corporate Services Department

9.4.1 Report COR-2025-050 2025 Emergency Response Plan Updates

Resolution No. 2025-354:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report COR-2025-050 entitled 2025 Township of Puslinch Emergency Response Plan Updates Report be received for information; and,

That the Council of the Township of Puslinch authorizes the replacement of the existing by-law (046-2020) to a new by-law adopting the 2020 Emergency Response Plan, 2025 revisions for the Township of Puslinch, County of Wellington and Member Municipalities; and,

That Council gives three reading to by-law 2025-085 being a by-law to provide approval of a municipal emergency response plan and to repeal by-law 046-2020.

CARRIED

9.4.2 Report COR-2025-051 2025 Township of Puslinch EM Programme Annual Report

Resolution No. 2025-355:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report COR-2025-051 entitled 2025 Township of Puslinch EM Programme Annual Report be received for information; and,

That the Council of the Township of Puslinch accepts the annual report of the Township's Emergency Management Programme for 2025.

CARRIED

Council recessed from 11:05am to 11:11am

Roll Call

Councillor Goyda - absent

Councillor Sepulis

Councillor Bailey

Councillor Hurst

Mayor Seeley

9.4.3 Deferred to November 19, 2025 Council Meeting - Report COR-2025-052 Pre-consultation Regarding Draft Updates to the Grand River Source Protection Plan

9.4.4 Report COR-2025-053 First Draft Special Event Permit By-law

Resolution No. 2025-356:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report COR-2025-053 entitled Special Event Permit By-law First Draft be received for information; and,

That Council direct staff to undertake the public engagement as outlined in the report.

CARRIED

9.4.5 Report COR-2025-054 Reporting Out from Council Direction Update

Resolution No. 2025-357:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report ADM-2025-054 entitled Reporting Out from Council Direction Update be received for information; and,

That Council direct staff submit the following delegation requests for the 2026 ROMA Conference:

Ministry of Transportation (MTO):

- Status and timeline of the Morriston Bypass project.

Ministry of Natural Resources and Forestry (MNRF):

- Concern regarding blending/processing at gravel pits being permitted in perpetuity.
- Review of the TOARC levy framework.

Ministry of the Environment, Conservation and Parks (MECP):

- Clarification on available programs or mechanisms to address contaminated soil removal when the property owner is non-compliant or insolvent.
- Clarification on Permits to Take Water — specifically, whether MECP continues to approve water-taking permits when the associated site use has ceased.

Ministry of Economic Development, Job Creation and Trade (MEDJCT):

- Clarification regarding the Special Economic Zones framework, particularly in relation to Community Benefits Charges and planning implications.

CARRIED

9.5 Building Department

9.5.1 None

9.6 Public Works Department

9.6.1 None

9.7 Recreation Department

9.7.1 None

10. CORRESPONDENCE:

10.1 Hamilton Conservation Authority Notice of 2026 Draft Budget

Resolution No. 2025-358:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Correspondence Item 10.1 Hamilton Conservation Authority Notice of 2026 Draft Budget be received for information.

CARRIED

10.2 ERO 025-1077 Consultation on Proposed Special Economic Development Zone Criteria

Resolution No. 2025-359:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Correspondence Item 10.2 ERO 025-1077 Consultation on Proposed Special Economic Development Zone Criteria be received for information; and

That Council direct staff to draft comments and submit to the ERO by the deadline and include the submitted comments on the November 19, 2025 agenda for Council's information.

CARRIED

10.3 ERO Posting 025-1060 Accelerating and improving protections for Ontario's drinking water sources & 025-1104 Regulatory changes for accelerating and improving protections for Ontario's drinking water sources

Resolution No. 2025-360:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Correspondence Item 10.3 ERO Posting 025-1060 Accelerating and improving protections for Ontario's drinking water sources & 025-1104 Regulatory changes for accelerating and improving protections for Ontario's drinking water sources be received for information.

CARRIED

10.4 Notice of Study Commencement Highway 401 & Highway 6/Brock Road South Interim Interchange Improvements Preliminary Design and Class Environmental Assessment (G.W.P. 3041-23-00)

Resolution No. 2025-361:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Correspondence Item 10.4 Notice of Study Commencement Highway 401 & Highway 6/Brock Road South Interim Interchange Improvements Preliminary Design and Class Environmental Assessment (G.W.P. 3041-23-00) be received for information; and,

That Council direct staff to request a presentation from the MTO regarding Phase 3 of the Highway 401 & Highway 6 Improvements.

CARRIED

10.5 Ministry of the Environment, Conservation and Parks notice of issuance of Permits to Take Water Numbers 7383-DLVR8W and 4657-DLVP7F to White Wolf Property Management Inc

Resolution No. 2025-362:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Correspondence Item 10.5 Ministry of the Environment, Conservation and Parks notice of issuance of Permits to Take Water Numbers 7383-DLVR8W and 4657-DLVP7F to White Wolf Property Management Inc be received for information; and

That Council direct staff to inquire with the MECP PTTW approval authority whether permits are typically transferred/approved where there is no water taking use at the site; and

That Council direct staff to circulate this transfer permit notice and the response from the MECP to Wellington Water Watchers for their information.

CARRIED

10.6 IESO Regional Planning Process for Kitchener/Waterloo/Cambridge/Guelph (KWCG) electrical region Information Session

Resolution No. 2025-363:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Correspondence Item 10.6 IESO Regional Planning Process for Kitchener/Waterloo/Cambridge/Guelph (KWCG) electrical region Information Session be received for information.

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor' Updates

- 11.1.1 The Mayor provided an update on his visit to Aberfoyle PS for government week.
- 11.1.2 The Mayor remarked about the MNR interpretation on several ARA license provisions.
- 11.1.3 The Mayor remarked that the Santa Clause parade is coming up at the end of November.
- 11.1.4 The Mayor remarked on several initiatives being undertaken by TAPMO.
- 11.2.2 The Mayor remarked on his first GRCA Board meeting last week.

Resolution No. 2025-364:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council receive the Mayor's updates for information.

CARRIED

11.2 Council Member Reports

- 11.2.1 Councillor Bailey provided an announcement from the CA Halton Board meeting, that the new boardwalk at Crawford Lake is being reconstructed to meet accessibility standards.

Resolution No. 2025-365:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council receive Council member updates for information.

CARRIED

12. BY-LAWS:

- 12.1.1 BL2025-082 Alternative Voting Methods 2022 Municipal Election
- 12.1.2 BL2025-083 A by-law to authorize the entering into an Agreement with the Ministry of the Solicitor General
- 12.1.3 BL2025-084 User Fees and Charges By-law and to repeal By-law 067-2024
- 12.1.4 BL2025-085 Emergency Response Plan By-law 2025

Resolution No. 2025-366:

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 2025-082 being a By-law to authorize alternative methods of voting for the 2026 Municipal Election and School Board

By-law 2025-083 being a by-law to authorize the entering into an Agreement with the Ministry of the Solicitor General

By-law 2025-084 being a by-law to permit the Municipality to impose fees or charges with respect to services or activities provided, related costs payable, and for the use of its property, and to repeal By-law 067-2024.

By-law 2025-085 being a by-law to provide the approval of a municipal Emergency Response Plan.

CARRIED

13. **ANNOUNCEMENTS:**

None

14. **CLOSED SESSION:**

Council was in closed session from 11:55 a.m. to 1:27 p.m.

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

Resolution No. 2025-367:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

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

14.1 Confidential report regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board – Vendor Negotiation

14.2 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Potential litigation related to a by-law violation

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

14.4 Confidential minutes from previous closed meetings:

14.4.1 October 8, 2025 Closed Council Meeting Minutes

14.4.2 October 16, 2025 Closed Council Meeting Minutes

CARRIED

Resolution No. 2025-368:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

THAT Council moves into open session at 1:27 p.m.

CARRIED

Council resumed into open session at 1:27 p.m.

Resolution No. 2025-369:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council receives the:

14.1 Confidential report regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board – Vendor Negotiation

14.2 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Potential litigation related to a by-law violation

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

14.4 Confidential minutes from previous closed meetings:

14.4.1 October 8, 2025 Closed Council Meeting Minutes

14.4.2 October 16, 2025 Closed Council Meeting Minutes; and

That staff proceed as directed.

CARRIED

15. BUSINESS ARISING FROM CLOSED SESSION:

None

16. NOTICE OF MOTION:

None

17. NEW BUSINESS:

None

18. CONFIRMATORY BY-LAW:

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

Resolution No. 2025-370:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

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

By-Law 2025-086 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 29 day of October 2025.

CARRIED

19. ADJOURNMENT:

Resolution No. 2025-371:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Council hereby adjourns at 1:29 p.m.

CARRIED

James Seeley, Mayor

Justine Brotherston, Clerk



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 6, 2025 YOUTH ADVISORY COMMITTEE MEETING
IN-PERSON 7404 WELLINGTON RD 34

MINUTES

DATE: October 6, 2025

MEETING: 6:00 P.M.

The September 8, 2025 Youth Advisory Committee was held on the above date and called to order at 6:03 p.m. via in person participation at the Municipal Office at 7404 Wellington Road 34.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

Attendance:

Councillor Sara Bailey

Kenzo Szatori

Katey Whaling

Jasmine Coburn

Kaiden Wineberg

Nimrit Basi

Aaron Dochstader

Xander Wineberg

Oliver Van Gerwen

Carter Devries – arrived at 6:17 p.m.

Danica Reed

Absent:

Talia Wineberg

Staff in Attendance:

Laura Emery, Communications and Committee Coordinator

Sarah Huether, Manager of Corporate Services/Deputy Clerk

Courtenay Hoytfox, Chief Administrative Officer

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-034:

Moved by Oliver Van Gerwen and
Seconded by Aaron Dochstader



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 6, 2025 YOUTH ADVISORY COMMITTEE MEETING
IN-PERSON 7404 WELLINGTON RD 34

That the Youth Advisory Committee approves the October 6, 2025 Agenda as circulated.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 September 8, 2025 Youth Advisory Committee Minutes

Resolution No. 2025-035:

Moved by Kaiden Wineberg and
Seconded by Jasmine Coburn

That the Consent Agenda item listed for the October 6, 2025 Youth Advisory Committee meeting be received for information.

CARRIED

7. COMMITTEE AND STAFF REPORTS

7.1 Workshop – Youth Advisory Committee 2026-2030 Strategic Plan

Resolution No. 2025-036:

Moved by Carter Devries and
Seconded by Katey Whaling

That the Workshop – Youth Advisory Committee 2026-2030 Strategic Plan be received for information.

CARRIED

7.2 Ice Breaker Activity

7.3 Report – YOU-2025-010 – Committee Goals and Objectives & Working on our Projects

Resolution No. 2025-037:

Moved by Nimrit Basi and
Seconded by Xander Wineberg

That agenda items 7.2 and 7.3 be deferred to a future meeting.

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 6, 2025 YOUTH ADVISORY COMMITTEE MEETING
IN-PERSON 7404 WELLINGTON RD 34

8. CORRESPONDENCE

None

9. ANNOUNCEMENTS

None

10. NOTICE OF MOTION

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2025-039:

Moved by Aaron Dochstader and
Seconded by Carter Devries

That the Youth Advisory Committee hereby adjourns at 7:42 p.m.

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 16, 2025 RECREATION AND COMMUNITY WELLNESS ADVISORY
COMMITTEE MEETING, IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC
PARTICIPATION -
7404 WELLINGTON RD 34, PUSLINCH ON

MINUTES

DATE: September 16, 2025

MEETING: 7:00 P.M.

The September 16, 2025 Recreation and Community Wellness Advisory Committee was held on the above date and called to order at 7:08 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:

Councillor Jessica Goyda

Stephanie McCrone

Joanna Jefferson – arrived at 7:16 p.m.

Margaret Hauwert

Mary Christidis

Staff in Attendance:

Laura Emery, Communications and Committee Coordinator

Sarah Huether, Manager of Corporate Service/Deputy Clerk

Absent:

Beth Charles

Tracey McQueen

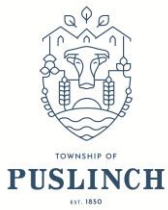
3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-022:

Moved by Stephanie McCrone and
Seconded by Mary Christidis

That the Recreation and Community Wellness Advisory Committee approves the September 16, 2025 Agenda as circulated.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 16, 2025 RECREATION AND COMMUNITY WELLNESS ADVISORY
COMMITTEE MEETING, IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC
PARTICIPATION -
7404 WELLINGTON RD 34, PUSLINCH ON
CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST

None

6. DELEGATIONS

Resolution No. 2025-023:

Moved by Margaret Hauwert and
Seconded by Joanna Jefferson

That the delegation by Cameron Tuck regarding Puslinch Minor Ball be received for
information.

CARRIED

7. CONSENT AGENDA

7.1 June 17, 2025 Recreation and Community Wellness Advisory Committee Minutes

7.2 Facility Revenues and previous year comparators for April 1, 2025 to June 30, 2025

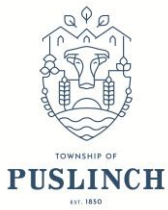
- a) Aberfoyle Baseball Diamond
- b) Aberfoyle Soccer Pitch
- c) Badenoch Soccer Pitch
- d) Morriston Meadows Baseball Diamond
- e) Morriston Meadows Picnic Pavilion
- f) Old Morriston Park Baseball Diamond
- g) Optimist Recreation Centre Gym
- h) Optimist Recreation Centre Rink
- i) Puslinch Community Centre Alf Hales Room
- j) Puslinch Community Centre Archie MacRobbie Hall
- k) Puslinch Community Centre Kitchen
- l) Puslinch Community Centre Tennis Courts

Resolution No. 2025-024:

Moved by Margaret Hauwert and
Seconded by Mary Christidis

That Consent Agenda item listed for the September 16, 2025 Recreation and Community
Wellness Advisory Committee meeting be received for information.

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 16, 2025 RECREATION AND COMMUNITY WELLNESS ADVISORY
COMMITTEE MEETING, IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC
PARTICIPATION -
7404 WELLINGTON RD 34, PUSLINCH ON

8. COMMITTEE AND STAFF REPORTS

8.1 Report – REC-2025-007 – 2022 to 2026 Goals and Objectives Update

Resolution No. 2025-025:

Moved by Joanna Jefferson and
Seconded by Mary Christidis

That report REC-2025-007 entitled 2022 to 2026 Goals and Objectives Update be received for information; and,

That the following members be appointed to the Community Liaison Sub-committee:

Mary Christidis
Joanna Jefferson
Stephanie McCrone

CARRIED

8.2 Report – REC-2025-008 – Proposed 2026 Recreation and Community Wellness Advisory Committee Meeting Dates

Resolution No. 2025-026:

Moved by Joanna Jefferson and
Seconded by Margaret Hauwert

That report REC-2025-008 entitled Proposed 2026 Recreation and Community Wellness Advisory Committee Meeting Dates be received for information; and further,

That the schedule be approved as presented.

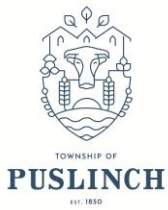
CARRIED

8.3 Memo – MEMO-2025-003 – Seniors Drop in Programming

Resolution No. 2025-027:

Moved by Joanna Jefferson and
Seconded by Margaret Hauwert

That Committee Memo MEMO-2025-003 entitled Seniors Drop in Programming be received; and,



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 16, 2025 RECREATION AND COMMUNITY WELLNESS ADVISORY
COMMITTEE MEETING, IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC
PARTICIPATION -
7404 WELLINGTON RD 34, PUSLINCH ON

That staff prepare a report for Council's consideration to include the Senior's Drop in Programming Goal and Objective to the 2025/2026 Recreation and Community Wellness Advisory Committee's Goals and Objectives Workplan; and,

That the Committee approve the Goals and Objectives Proposal form as presented and,

That the following members be appointed to the Seniors Drop-in programming Sub-committee:

Margaret Hauwert

Beth Charles

Tracey McQueen

CARRIED

8.4 Report – REC-2025-009 – Proposed 2026 Recreation and Community Wellness Advisory Committee Budget

Resolution No. 2025-028:

Moved by Joanna Jefferson and

Seconded by Mary Christidis

That report REC-2025-009 entitled Proposed 2026 Recreation and Community Wellness Advisory Committee Budget be received for information; and,

That the Recreation and Community Wellness Advisory Committee endorse the proposed additions to the budget as presented.

CARRIED

8.5 Verbal Update – Director of Public Works, Parks, and Facilities

Resolution No. 2025-029:

Moved by Joanna Jefferson and

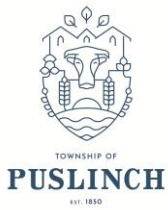
Seconded by Margaret Hauwert

That the verbal update be received for information.

CARRIED

9. CORRESPONDENCE

None



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 16, 2025 RECREATION AND COMMUNITY WELLNESS ADVISORY
COMMITTEE MEETING, IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC
PARTICIPATION -
7404 WELLINGTON RD 34, PUSLINCH ON

10. ANNOUNCEMENTS

Manager of Corporate Services / Deputy Clerk Sarah Huether notified the Committee that the new digital sign screen has been installed at the Puslinch Community Centre.

Committee Secretary Laura Emery notified the Committee of the Puslinch Community Showcase and 175th Anniversary Event on Saturday October 4th from 10:00 a.m. to 3:00 p.m. at the Puslinch Community Centre. The 175th Anniversary Celebrations will be at 12:00 p.m. in front of the Killean School Bell Cairn.

11. NOTICE OF MOTION

None

12. NEW BUSINESS

None

13. ADJOURNMENT

Resolution No. 2025-030:

Moved by Stephanie McCrone and
Seconded by Mary Christidis

That the Recreation and Community Wellness Advisory Committee hereby adjourns at 8:37 p.m.

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 9, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

MINUTES

DATE: September 9, 2025
MEETING: Following Committee of Adjustment

The September 9, 2025 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councilor John Sepulis, Chair
Paul Sadhra
Chris Pickard

ABSENT:

Kim McCarthy

STAFF IN ATTENDANCE:

Monika Farncombe, Secretary Treasurer
Mehul Safiwala, Jr. Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-039:

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

That the Committee approves the September 9, 2025, PDAC Agenda and Addendum as circulated; and,



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 9, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
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7404 WELLINGTON RD. 34

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

Consent Item 7.2 Questions received from the Committee seeking additional information and the corresponding responses provided by staff regarding the September 9, 2025 Planning and Development Advisory Committee Meeting agenda.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. DELEGATIONS

None

7. CONSENT AGENDA

7.1 Approval of the Minutes August 12, 2025

7.2 Committee Questions and staff responses

Resolution No. 2025-040:

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

That the Consent Agenda items listed for September 9, 2025 Committee meeting be received for information.

CARRIED

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None

9. REPORTS

9.1. LAND DIVISION (Consents)

9.1.1 B36-25 (CRO) – Cross, Larry – Part Lots 17,19 & 20, Concession 9, Township of Puslinch



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 9, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
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Proposed severance is 40,374 square metres with 168.7m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 821,316 square metres with 176.1m frontage on Watson Rd S and 910.3m frontage on Wellington Rd 34, existing and proposed agricultural use.

Resolution No. 2025-041:

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

That the Committee supports Severance Application B36-25 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access 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 land; 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. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel including but not limited to item 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2.1 Demonstrate or apply for and receive zoning compliance in accordance with Section 4.16 Minimum Distance Separation – MDS I AND II of the Township's Zoning By-law.

3. 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.
4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 9, 2025
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7404 WELLINGTON RD. 34

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 setback requirements, including significant grade changes.

5. That the Committee support the severance application in principle, however it is not certain why 4 hectares is required for a residential severance.

CARRIED.

9.1.2. B37-25 (CRO) – Cross, Larry – Part Lot 18, Concession 9, Township of Puslinch

Proposed severance is 61m fr x 132m = 8051 square metres, existing agricultural use for proposed rural residential use.

Retained parcel is 189,431 square metres with 57.2m frontage, existing and proposed agricultural use.

Resolution No. 2025-042:

Moved by Committee Member Paul Sadhra

Seconded by Committee Member Chris Pickard

That the Committee supports Severance Application B37-25 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access 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 land; 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. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel including but not limited to item 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; and further that



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 9, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2.1 Demonstrate or apply for and receive zoning compliance in accordance with Section 4.16 Minimum Distance Separation – MDS I AND II of the Township's Zoning By-law.

3. 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.
4. 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 setback requirements, including significant grade changes.

CARRIED

9.1.3. B38-25 (MCC) – McCrindle, Alison – 6639 Wellington Rd 34, Part Lot 7, Concession 2, Township of Puslinch

Proposed severance is 42m fr x 1 10m = 0.46 hectares, vacant land for proposed rural residential use.

Retained parcel is 13.3 hectares with 138m frontage, existing and proposed agricultural use with existing dwelling and drive shed.

Resolution No. 2025-043:

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

That the Committee supports Severance Application B38-25 subject to the following condition(s):



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 9, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
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7404 WELLINGTON RD. 34

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access 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 land; 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. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. 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.
4. That the Owner provide an addendum to the previously submitted, and peer reviewed, Environmental Impact Study (EIS) and that the addendum be peer reviewed to the satisfaction of the Township of Puslinch and the County of Wellington, and that the owner shall be responsible for any Township costs associated with the review of the addendum; and further that Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
5. That the owner enters into a Development Agreement with the Township of Puslinch for the purpose of peer review and implementation of the addendum to the Environmental Impact Study to ensure compliance with both the addendum and the EIS including cost recovery, ensuring the building envelope complies with the addendum and the EIS, mitigation for tree loss and other items deemed necessary by the Township.
6. 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 setback requirements, including significant grade changes.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 9, 2025
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7404 WELLINGTON RD. 34

7. That the Owner shall be required to sign an affidavit stating that they will insert a warning clause in the Agreement of Purchase and Sale for the severed lands, regarding the current and any future Aggregate operations located adjacent to, and across the road from, the property, advising any potential purchaser of daytime and after hours operations, including potential noise of the aggregate property; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

CARRIED.

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

9.3. STAFF REPORTS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2025-044

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

That the Planning and Development Advisory Committee hereby adjourned at 7:22 p.m.

CARRIED.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 8, 2025 HERITAGE ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

MINUTES

DATE: September 8, 2025

CLOSED MEETING: 1:05 p.m.

MEETING: 1:00 P.M.

The September 8, 2025, Heritage Advisory Committee meeting was held on the above date and called to order at 1:10 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:

Lily Klammer-Tsuji

Russel Hurst

Cheryl McLean

Andy Day

Kristine O'Brien

Ray Smith

Absent:

Staff in Attendance:

Laura Emery, Communications and Committee Coordinator

Sarah Huether, Manager of Corporate Services/Deputy Clerk

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-029:

Moved by Kristine O'Brien and
Seconded by Cheryl Mclean

That the Heritage Advisory Committee approves the September 8, 2025 Agenda as circulated.

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 8, 2025 HERITAGE ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

5. DISCLOSURE OF CONFLICT OF INTEREST:

Cheryl McLean declared a potential conflict of interest related to item 8.4 HER-2025-013, 2026 Part 1 Heritage Register Designation Update related to the property known as 5-12900 - 5 Victoria St due to her holding a mortgage on the property and will refrain from discussion and voting with respect to this item.

Andy Day declared a potential conflict of interest related to item 8.5 HER-2025-014, 2026 Priority Properties – Part 2 related to the property known as 4-06500 – 4071 Sideroad 25 S Victoria St due to him being a property owner and will refrain from discussion and voting with respect to this item.

Kristine O'Brien declared a potential conflict of interest related to item 8.5 HER-2025-014, 2026 Priority Properties – Part 2 related to the property known as 4-08200 – 4095 Sideroad 25 South due to her employment with Presbyterian Church of Canada and will refrain from discussion and voting with respect to this item.

6. DELEGATIONS

None

7. CONSENT AGENDA

7.1. May 5, 2025 Heritage Advisory Committee Meeting Minutes

7.2. June 2, 2025 Heritage Advisory Committee Meeting Minutes

Resolution No. 2025-030:

Moved by Lily Klammer-Tsuji and
Seconded by Cheryl Mclean

That Consent Agenda items listed for the September 8, 2025 Heritage Advisory Committee meeting be received for information.

CARRIED

8. COMMITTEE AND STAFF REPORTS

8.1 Report – HER-2025-010 – 2022-2026 Goals and Objectives Update

Resolution No. 2025-031:

Moved by Cheryl Mclean and
Seconded by Kristine O'Brien



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
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That Report HER-2025-010 entitled 2022-2026 Goals and Objectives Update be received for information.

CARRIED

8.2 Report – HER-2025-011 – Proposed 2026 Heritage Advisory Committee Meeting Schedule

Resolution No. 2025-032:

Moved by Kristine O'Brien and
Seconded by Andy Day

That report HER-2025-011 entitled Proposed 2026 Heritage Advisory Committee Meeting Schedule be received for information; and,

That the 2026 Heritage Advisory Committee Schedule be approved as presented.

CARRIED

8.3 Report – HER-2025-012 –2026 Heritage Advisory Committee Budget Requests

Resolution No. 2025-033:

Moved by Kristine O'Brien and
Seconded by Andy Day

That report HER-2025-012 entitled 2026 Heritage Advisory Committee Budget Requests Update be received for information; and,

That the Heritage Advisory Committee endorse the proposed additions to the Heritage Advisory Committee's budget as presented.

CARRIED

8.4 Report – HER-2025-013 –2026 Part 1 Heritage Register Designations Update

Resolution No. 2025-034:

Moved by Lily Klammer-Tsuji and
Seconded by Andy Day

That Report HER-2025-013 entitled 2026 Part 1 Heritage Register Designations Update be received; and,



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
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That the priority property listing and supporting materials attached to the report as Schedule A through E and Schedule G through K for designation be endorsed by the Heritage Advisory Committee; and,

That the Heritage Advisory Committee recommend Council state their Intention to Designate for the Priority Properties as listed in Schedules A through E and Schedule G through K attached to this report.

CARRIED

Cheryl McLean declared a potential conflict of interest related to item 8.4 HER-2025-013, 2026 Part 1 Heritage Register Designation Update related to the property known as 5-12900 - 5 Victoria St due to her holding a mortgage on the property and refrained from discussion and voting with respect to this item.

Resolution No. 2025-035:

Moved by Kristine O'Brien and
Seconded by Andy Day

That the priority property listing and supporting materials attached to the report as Schedule F - 5 Victoria Street for designation be endorsed by the Heritage Advisory Committee; and,

That the Heritage Advisory Committee recommend Council state their Intention to Designate for the Priority Property as listed in Schedule F attached to this report.

CARRIED

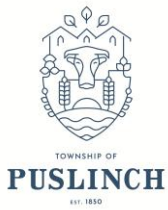
8.5 Report – HER-2025-014 –2026 Priority Properties – Part 2

Andy Day declared a potential conflict of interest related to item 8.5 HER-2025-014, 2026 Priority Properties – Part 2 related to the property known as 4-06500 – 4071 Sideroad 25 S Victoria St due to him being a property owner and refrained from discussion and voting with respect to this item.

Resolution No. 2025-036:

Moved by Lily Klammer-Tsuji and
Seconded by Cheryl Mclean

That the Heritage Advisory Committee recommend that Council endorse the 22 properties identified as priority properties to be considered for designation in 2026; and,



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
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That sub-committee A be appointed to review and prepare the draft Statement of Cultural Heritage Value or Interest for the priority properties detailed in the report and report back to the Heritage Advisory Committee at a future meeting as follows:

Subcommittee A) Lily Klammer & Kristine O'Brien review properties:

- 6530 Wellington Road 34
- 7087 Concession 1
- 6926 Wellington Road 34
- 6526 Gore Road
- 6835 Concession 1
- 4071 Sideroad 25 South
- 7160 Concession 1

CARRIED

Kristine O'Brien declared a potential conflict of interest related to item 8.5 HER-2025-014, 2026 Priority Properties – Part 2 related to the property known as 5-12900 - 5 Victoria St due to her employment with Presbyterian Church of Canada and refrained from discussion and voting with respect to this item.

Resolution No. 2025-037:

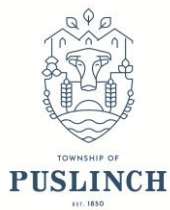
Moved by Lily Klammer-Tsuji and
Seconded by Cheryl Mclean

That sub-committee B be appointed to review and prepare the draft Statement of Cultural Heritage Value or Interest for the priority properties detailed in the report and report back to the Heritage Advisory Committee at a future meeting as follows

Subcommittee B) Andy Day & Russel Hurst review properties:

- 4095 Sideroad 25 South
- 4240 Victoria Road South
- 4227 Wellington Road 35
- 7345 Concession 1
- 4062 Highway 6
- 4096 Highway 6
- 4148 Watson Road South

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
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Resolution No. 2025-038:

Moved by Cheryl Mclean and
Seconded by Andy Day

That sub-committee C be appointed to review and prepare the draft Statement of Cultural Heritage Value or Interest for the priority properties detailed in the report and report back to the Heritage Advisory Committee at a future meeting as follows

Subcommittee C) Cheryl Mclean & Ray Smith review properties:

- 4304 Victoria Road South
- 4512 Victoria Road South
- 7661 Wellington Road 36
- 4073 Watson Road South
- 381 Maltby Road East
- 95 Brock Road South
- 4402 Concession 11
- 7704 Wellington Road 36

CARRIED

8.6 Report – HER-2025-015 –Heritage Designation Objections

Resolution No. 2025-039:

Moved by Kristine O'Brien and
Seconded by Cheryl Mclean

That Report HER-2025-015 entitled Heritage Designation Objections be received; and,

That the Committee defer the recommendation for designation of 7201 Concession 1;
and,

That the Committee defer the recommendation for designation of 4 Victoria Street.

CARRIED

8.7 Committee Memo – MEMO-2025-002 –2025 Ontario Heritage Conference

Resolution No. 2025-040:

Moved by Kristine O'Brien and
Seconded by Cheryl Mclean

That Committee Memo MEMO-2025-002 entitled 2025 Ontario Heritage Conference be received for information.

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
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8.8 Committee Memo – MEMO-2025-003 –2025 Ontario Heritage Conference

Resolution No. 2025-041:

Moved by Cheryl Mclean and
Seconded by Kristine O'Brien

That Committee Memo MEMO-2025-003 entitled 2025 Ontario Heritage Conference
be received for information.

CARRIED

9. CLOSED SESSION:

The Committee was in closed session from 1:13 p.m. to 2:05 p.m.

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

Resolution No. 2025-042:

Moved by Cheryl Mclean and
Seconded by Andy Day

That the Heritage Advisory Committee shall go into closed session under section 239 of
the Municipal Act for the purpose of:

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

9.2 Confidential minutes from previous closed meetings:

9.2.1 June 2, 2025, Closed Meeting Minutes

CARRIED

Resolution No. 2025-043:

Moved by Andy Day and
Seconded by Cheryl Mclean

That the Heritage Advisory Committee moves into open session at 2:05 p.m.

CARRIED

Heritage Advisory Committee resumed open session at 2:05 p.m.

Resolution No. 2025-044:

Moved by Lily Klammer-Tsuji and
Seconded by Andy Day



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
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That the Heritage Advisory Committee receives the:

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

9.2 Confidential minutes from previous closed meetings:

9.2.1 June 2, 2025, Closed Meeting Minutes; and,

That staff proceed as directed.

CARRIED

10. CORRESPONDENCE

None

11. ANNOUNCEMENTS

Committee Secretary Laura Emery notified the Committee of the Puslinch Community Showcase and 175th Anniversary Event on Saturday October 4th from 10:00 a.m. to 3:00 p.m. at the Puslinch Community Centre. The 175th Anniversary Celebrations will be at 12:00 p.m. in front of the Killeen School Bell Cairn.

12. NOTICE OF MOTION

Resolution No. 2025-045:

Moved by Lily Klammer-Tsuji and
Seconded by Kristine O'Brien

Committee member Lily Klammer-Tsuji provided notice of motion at the May 5, 2025 Heritage Advisory Committee meeting to be considered by the Heritage Advisory Committee at the September 8, 2025 meeting regarding the Committee endorsing the below resolution on procuring reasonable insurance rates for designated properties as follows:

That the Heritage Advisory Committee recommend that Council pass the following support resolution regarding reasonable insurance rates for designated properties as follows:

Whereas the Township of Puslinch Heritage Advisory Committee has identified growing challenges faced by property owners of buildings designated under the *Ontario Heritage Act* in securing fair and accessible insurance coverage;



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And Whereas the Council of the Township of Puslinch shares and endorsed the concerns raised by the Heritage Advisory Committee;

And Whereas over the past several years, owners of designated heritage properties - or those in the process of designation - have reported significant difficulties in obtaining insurance, including increased premiums, limited availability, or outright denial of coverage;

And Whereas these insurance challenges create substantial financial strain for property owners and may discourage participation in heritage designation and preservation efforts;

And Whereas heritage designation plays a vital role in preserving the Township's cultural and historical identity, and ensuring fair access to insurance coverage is an important component of supporting heritage stewardship;

Now therefore be it resolved that the Council of the Township of Puslinch call upon the Government of Ontario and all relevant authorities to take immediate action to address the insurance challenges faced by designated property owners; and

That Council of the Township of Puslinch request the development of viable solutions or support mechanisms to ensure that designated property owners have access to fair, affordable, and sustainable insurance options; and further,

That a copy of this resolution be sent to:

- The Premier of Ontario
- The Minister of Citizenship and Multiculturalism
- The Minister of Finance
- The Leader of the Official Opposition
- MPP Joseph Racinsky
- MPP Matthew Rae
- Ontario Heritage Trust
- The Association of Municipalities of Ontario (AMO)
- The Rural Ontario Municipal Association (ROMA)

CARRIED

13. NEW BUSINESS

None



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 8, 2025 HERITAGE ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
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14. ADJOURNMENT

Resolution No. 2025-046:

Moved by Andy Day
Seconded by Cheryl Mclean

That the Heritage Advisory Committee hereby adjourns at 2:56 p.m.

CARRIED

Monika Farncombe

From: MECP Land Policy (MECP) <MECP.LandPolicy@ontario.ca>
Sent: Friday, October 24, 2025 2:29 PM
To: MECP Land Policy (MECP)
Subject: Amendments to the Excess Soil Regulation and Records of Site Condition Regulation

Caution! This message was sent from outside your organization.

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Greetings,

Ontario is committed to reducing regulatory burdens to help accelerate the development of housing, highways and other critical infrastructure. I am reaching out to share that Ontario has finalized amendments to two regulations under the *Environmental Protection Act*, O. Reg. 406/19: On-Site and Excess Soil Regulation (Excess Soil Regulation) and O. Reg. 153/04 (Records of Site Condition Regulation), and the Rules for Soil Management and Excess Soil Quality Standards (Soil Rules).

I. Excess Soil Regulatory Amendments

Taking feedback into consideration on proposed amendments described in ERO [019-9196](#), which was posted from October 18, 2024 - November 21, 2024, Ontario has updated the Excess Soil Regulation and Soil Rules to enable greater reuse of excess soil, provide added flexibility in soil management options, and reduce costs for businesses.

The amendments to the Excess Soil Regulation and Soil Rules include:

- Exempting aggregate reuse depots from the requirement for a waste environmental compliance approval (ECA), subject to certain conditions. The depots must also comply with requirements governing waste management and the operation of the site.
- Enabling greater reuse of excess soil, aggregate and stormwater management pond sediment with asphalt-related standards exceedances in areas covered by asphalt, and greater reuse of excess soil and aggregate with naturally occurring exceedances of reuse standards.
- Allowing greater reuse of soil between similar infrastructure project areas and reuse sites of the same project leader or where the reuse site owner or operator is a public body.
- Removing reuse planning requirements (other than a notice in the Excess Soil Registry) for excess soil moved between infrastructure project areas and reuse sites with different owners or where the reuse site is not owned or operated by a public body.
- Allowing in-situ sampling of SWMP sediment to reduce sampling and storage, making sediment management more practical and less costly or time-consuming.
- Providing sampling frequency flexibility for parameters that are not anticipated at a site.
- Other clarifications, corrections and minor amendments.

More information on the finalized amendments may be found in the [decision notice \(ERO 019-9196\)](#) posted on the Environmental Registry. Links to the regulation as well as existing educational material can be found on MECP's [Handling Excess Soil website](#).

II. Records of Site Condition Regulatory Amendments

Taking feedback into consideration on proposed amendments described in ERO [019-9310](#), which was posted from November 20, 2024 - January 10, 2025, Ontario has made amendments to the RSC Regulation to:

1. Prohibit the submission of an RSC for filing in the ministry's RSC registry in specified circumstances when the RSC is not required by regulation and there is no identified risk of contamination, and as such it is not necessary support brownfields redevelopment; and
2. Expand an existing exemption from the regulatory requirement to file an RSC in the RSC Registry, when changing the use of commercial and community use buildings to mixed use, with residential or other sensitive uses to enable faster redevelopment of these buildings to housing.

An educational document related to the RSC amendments and on alternatives to requesting an RSC has been included in the ERO posting.

Please pass this information along to colleagues, members of your organization, other organizations and anyone else that may be interested.

We would like to thank everyone who took the time to share input.

If you have any questions or would like to discuss these amendments or other aspects of the Excess Soil Regulation or Records of Site Condition Regulation, please contact Reema Kureishy or Sanjay Coelho at MECP.LandPolicy@ontario.ca.

Sincerely,

Original Signed by:

Robyn Kurtes
Director, Environmental Policy Branch
Ministry of the Environment, Conservation and Parks

From: AMO Policy <policy@amo.on.ca>
Sent: Wednesday, November 5, 2025 1:23 PM
To: Admin
Subject: AMO Policy Update – 2025 Federal Budget Focuses on Infrastructure and Responding to Ongoing Trade Uncertainty

This sender is trusted.



AMO Policy Update – 2025 Federal Budget Focuses on Infrastructure and Responding to Ongoing Trade Uncertainty

Top Insights

- This budget marks a shift from operational to capital spending. While significant (over \$50B) deficits are planned for the next five years, this is projected to be entirely driven by capital spending by 2028-29.
- The budget includes a significant federal infrastructure investment through the Build Communities Strong Fund, which will provide \$51B over ten years and include a \$5B Health Infrastructure Fund. AMO will be working to ensure Ontario municipalities can access these new infrastructure investments without simply trading them for development charge reductions.
- Previously announced Build Canada Homes investments of \$13B over five years will support non-market and factory-built housing.
- Yesterday, AMO [posted a policy update](#) to our website covering 2026 Ontario Municipal Partnership Fund allocations, Building Faster Fund advocacy, Bill 30's fast-tracking, development charge changes and resources, and the legislated ban on municipal speed cameras.

2025 Federal Budget

Infrastructure and Development Charges

AMO has long called for infrastructure investments to support growth, build more homes, and provide economic stimulus in the face of the trade dispute with the United States and global economic uncertainty.

- Budget 2025 commits to launch a new **Build Communities Strong Fund** for infrastructure with \$51 billion over 10 years starting in 2026-27, including previously committed Canada Community Building Fund (CCBF) funding.
- The Build Communities Strong Fund will comprise three streams:
 - A \$17.2 billion Provincial and Territorial Stream for housing-enabling infrastructure, infrastructure for college/universities, and health infrastructure (\$5B over three years has been earmarked for this purpose).
 - A \$6 billion Direct Delivery Stream to support regionally significant projects with private investment, large building retrofits, climate adaptation, and community infrastructure.
 - A \$27.8 billion Community Stream which is a rebrand of committed CCBF funding.
- To access the provincial-territorial funding stream, provinces will need to provide cost-match funding, substantially reduce development charges, and not levy other taxes that hinder the housing supply.
- AMO will continue to work with the province to modernize the development charge system and advocate for long-term and predictable infrastructure funding to replace any revenue lost from development charge reductions.

Trade & Tariff Response

Ontario municipalities have been strong partners in responding to the ongoing trade and tariff uncertainty and have faced significant cost escalation related to US tariffs. The Budget does not include any direct funding to support communities, but includes a number of infrastructure, innovation and business-focused investments:

- Introduction of a Buy Canadian Policy for federal procurement that will prioritize Canadian suppliers and inputs, require local contracts for federal procurement, and support small and medium businesses.
- Commits \$213.8 million over five years for the Major Projects Office and outlines projects including a critical minerals strategy, and reducing timelines to start construction on the Alto Rail Project by half.

- The Budget outlines plans for the Major Projects Office to co-ordinate financing from the private sector and provincial governments and Crown corporations to support projects.
- An additional \$2 billion over five years is proposed to create a Critical Minerals Sovereign Fund to make investments in critical mineral projects and companies.
- The Canada Infrastructure Bank's statutory capital envelope will increase from \$35 billion to \$45 billion.
- Proposes \$925.6 million over five years to support a public AI infrastructure project that will increase the availability of domestic capacity for public and private research.
- Commits to \$97 million over five years to improve recognition of foreign credentials with a focus on health and construction sectors to help address labour shortages.
- Introduces a Strategic Response Fund of \$5 billion over six years to help businesses impacted by tariffs to adapt, and additional industry specific investments for sectors including agriculture, biofuel, forestry, and steel manufacturing.

Affordable Housing and Homelessness

AMO has long advocated for substantial provincial and federal investment in deeply affordable housing in order to re-orient our homelessness response to long-term and stable housing. While details about ongoing funding for critical homelessness programs like Reaching Home remain unclear, the government has affirmed its commitment around Build Canada Homes.

- As previously announced, Budget 2025 provides an initial investment of \$13 billion over five years starting in 2025-26 to launch Build Canada Homes with initial investments including:
 - Developing six public land sites to build 4,000 factory-built homes, with additional capacity of up to 45,000 units across Canada Lands Company's portfolio.
 - Protecting existing affordable housing by launching the \$1.5 billion Canada Rental Protection Fund.
 - Providing \$1 billion to build transitional and supportive housing for people who are homeless or at risk of homelessness.

Child Care and Early Learning

Negotiations between the province and federal government on the next Canada-Wide Early Learning and Child Care (CWELCC) transfer are ongoing.

The budget does not provide an update on provincial agreements but does commit to keep and grow the program.

- Budget 2025 provides an increase in Canada-wide early learning and child care transfer payments to provinces and territories from \$7.9 billion in 2025-26 to \$8.5 billion in 2029-30, reflecting 3 per cent per year growth for four years starting in 2027-28.

National School Food Program

AMO has advocated for investments in school food programs to respond to the growing food insecurity challenges faced in communities across Ontario.

- Budget 2025 proposes to introduce legislation to make the National School Food Program permanent and provide \$216.6 million per year, starting in 2029-30, to Employment and Social Development Canada, Indigenous Services Canada, and Crown-Indigenous Relations and Northern Affairs Canada for the program.

Indigenous Relations

AMO welcomes the federal government's commitment to prioritizing investment in infrastructure that will support Indigenous Peoples and communities as action towards Economic Reconciliation. Significant announcements include:

- The Major Projects Office will be considering whether a project will advance the interests of Indigenous Peoples as part of their criteria for selected projects. In addition to previously announced commitments to support consultation, the federal government has committed to upholding Section 35 and the Duty to Consult, as well as implementing the United Nations Declaration on the Rights of Indigenous Peoples, including free, prior, and informed consent as part of the work of the Major Projects Office.
- Providing \$2.3 billion over three years, starting in 2026-27 to renew the First Nations Water and Wastewater Enhanced Program, maintaining progress on approximately 800 active projects.
- Increasing the Canada Infrastructure Bank's target for investment in Indigenous infrastructure from \$1 billion to at least \$3 billion across priority sectors.

Additional Non-Budget Advocacy

On Tuesday, [AMO released a Policy Update](#) on their website covering a range of pressing municipal issues unrelated to the Federal Budget. Top insights included:

- Allocations for the Ontario Municipal Partnership Fund (OMPF) have been released.
- AMO provided the province with Board-advice to improve the Building Faster Fund by fixing housing start targets and tying funding to municipally determined, locally-specific reforms that create better conditions for homebuilding.
- Bill 30 was fast-tracked, bypassing public consultation. The bill proposes giving Skills Development Fund Capital Stream recipients exemptions from the Planning Act and potentially the Municipal Act.
- AMO advocacy and new municipal resources supporting implementation of development charge modernization changes, including the payment deferral that came into force.
- Legislation prohibiting automated speed enforcement receives Royal Assent.

An online version of this Policy Update is also available on the [AMO Website](#).

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Association of Municipalities of Ontario

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

From: AMO Policy <policy@amo.on.ca>
Sent: Tuesday, October 28, 2025 10:55 AM
To: Admin
Subject: AMO Policy Update - Bill 60, Fighting Delays, Building Faster Act, 2025

Follow Up Flag: Follow up
Flag Status: Flagged

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AMO Policy Update – Bill 60, *Fighting Delays, Building Faster Act, 2025*

Top Insights

The omnibus Bill 60 contains several significant municipal proposals, most notably:

- Draft regulations for development charge modernization, aligning with joint advice from AMO and the Ontario Home Builders' Association.
- Creation of a public corporation for water and wastewater services, beginning with Peel Region.
- Prohibitions on municipalities reducing motor vehicle lanes, including for new bike lane installation.
- Measures to shorten Landlord and Tenant Board (LTB) processes and eviction timelines.

Bill 60 *Fighting Delays, Building Faster Act 2025*

Last Thursday, the government tabled its latest [omnibus bill](#). The bill and [additional communications](#) include a large number of initiatives impacting the municipal sector.

Top items of interest

- **Development charges (DCs):** Responding to joint AMO-Ontario Home Builders' Association advocacy for DC modernization over cuts and discounts, the province introduced draft regulation based on Bill 17's framework changes. AMO is pleased the province adopted our joint technical advice developed over the summer, which standardizes calculation of DCs, including land and local service costs, and introduces new transparency measures, such as annual DC statement tabling to council. These changes will improve local municipal-developer relations by reducing questions and friction on DC fee calculation, reducing the incidence of lengthy appeals.
- **Peel Region water and wastewater services:** The bill introduced a pilot public corporation model for water and wastewater services, specifically targeting Peel Region. This legislation will transfer jurisdiction over these services from the Peel Region to the three lower-tier municipalities – Mississauga, Brampton, and Caledon – and establish this new public corporation to manage infrastructure funding. While governance shifts to a professional board of directors, the structure ensures that assets remain publicly owned, a key outcome advocated by AMO. The intent of this model is to create new revenue streams by allowing the constituent municipalities to borrow capital for water/wastewater investments from the public corporation. AMO is pleased that the province is committed to maintaining public asset ownership while exploring innovative utility models and ways to fund growth infrastructure. However, AMO's prior analysis indicated these models are best suited for small and medium-sized municipalities, not large, complex regions like Peel. AMO continues to advocate that the use of public corporations for water and wastewater services must remain voluntary, not mandatory.
- **Vehicle lanes:** Bill 60 proposes to prohibit municipalities from reducing motor vehicle lanes for new bike lanes or other purposes (to be defined by regulation). This follows 2024's Bill 212 changes to constrain local bike lane decisions, which AMO opposed and continues to oppose now. Municipalities, relying on local knowledge and community input, are best positioned to balance traffic flow with active transportation, road safety, and community needs. Biking is a key tool for combating congestion; bike lanes are an essential element of multi-modal planning that removes cars from the road for short trips and transit connections, thus alleviating congestion, not causing it.

Other Bill proposals

- Changes to the LTB with a focus on strengthening landlord rights, providing shorter timelines for tenant evictions, and improving the speed and effectiveness of the LTB to address the active case backlog. While AMO recognizes that landlords need adequate rights to provide rental opportunities and increase housing supply, Ontario needs a balanced approach that provides tenants with strong protection from unlawful and illegal evictions such as bad faith renovations.
- Streamlining approvals for developments near transit and through Community Improvement Plans, expanding use of minor variances as-of-right, and prohibiting municipal green building standards.
- Creating a new legislative authority to create harmonized road construction standards for municipalities.
- Streamlining environmental approvals and making it easier to use excess soils where there is a low risk of contamination.

Items announced for future consultation

In addition to these legislative and regulatory changes, the government announced a commitment to consult on a review of the Ontario Building Code, streamlined official plans and digital approvals, expanding the use of communal and small-scale water and wastewater systems, and implementing harmonized road construction standards. The government has already walked back plans to consult on potential changes to end-of-lease provisions.

AMO will continue collaborating with the province to advise on and advocate for municipal interests in housing and economic growth and will formally comment on the bill during the standing committee process.

An online version of this Policy Update is also available on the [AMO Website](#).

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Association of Municipalities of Ontario

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

From: AMO Policy <policy@amo.on.ca>
Sent: Thursday, November 6, 2025 5:27 PM
To: Admin
Subject: AMO Policy Update - Fall Economic Statement

This sender is trusted.



AMO Policy Update – Fall Economic Statement

Top Insights

- The Fall Economic Statement makes some targeted investments in response to tariffs, but no update on a much-needed property tax re-assessment.
- The government will introduce legislative changes to the *OMERS Act* which will have significant implications for municipal employers.

2025 Fall Economic Statement

The province is now projecting a \$13.5B deficit for 2025-26, down from the \$14.6B originally projected in the 2025 Budget. Projected deficits for 2026-27 remain unchanged at \$7.8B. The government is projecting a return to surplus in 2027-28.

The Fall Economic Statement largely summarizes previously announced funding initiatives. It does include \$100 million in new funding for the Ontario Together Trade Fund to help small and medium businesses affected by US tariffs to shift and diversify sales to new markets. Municipalities will not be eligible for this funding.

The government will introduce legislation that will have significant implications for OMERS governance. These changes are outlined in the [Final Report on the 2025 OMERS Governance Review](#). The [Municipal Employer Pension](#)

[Centre of Ontario \(MEPCO\)](#) is working to understand the implications of these changes and mitigate risks for municipal employers.

Unfortunately, the Fall Economic Statement included no update on the province's plans for a property tax reassessment. A provincial review of the property tax system was announced in 2023 but no results have been released. AMO will continue to advocate for a return to a regular assessment cycle to support a fair and transparent property tax system.

An online version of this Policy Update is also available on the [AMO Website](#).

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

From: AMO Policy <policy@amo.on.ca>
Sent: Wednesday, October 29, 2025 4:59 PM
To: Admin
Subject: AMO Policy Update – Speed Camera Legislation, First-Time Homebuyer HST Relief, AMO's Homelessness Research Update & Energy Advocacy

This sender is trusted.



AMO Policy Update – Speed Camera Legislation, First-Time Homebuyer HST Relief, AMO's Homelessness Research Update & Energy Advocacy

Top Insights

- The province is fast-tracking its Bill banning municipal speed cameras, limiting MPP debate and bypassing public consultation.
- AMO commends the province for providing tax relief to first-time homebuyers.
- AMO is working with OMSSA, NOSDA and municipal partners to update data from our groundbreaking January 2025 homelessness report.
- AMO provided the province with advice on how to best implement a data centre strategy that protects utility capacity needed to deliver housing and economic priorities.
- The province announced a new advisory panel to recommend ways to strengthen local electricity distribution, responding to AMO's call for new Local Distribution Company (LDC) funding approaches.

Province to Fast-Track *Bill 56, Building a More Competitive Economy Act, 2025*

The provincial government will fast-track their red tape reduction Bill tabled earlier this month, which included amendments to the Highway Traffic Act to remove municipal authority to operate Automated Speed Enforcement (ASE). The government's proposal would halt debate in the legislature at the second reading stage and bypass the legislative committee stage that typically follows.

By eliminating this essential component of the democratic process, the government removes the public's ability to comment and provide feedback on the Bill's numerous proposals, many of which will directly impact municipalities. See [AMO's previous post](#) for a summary of these proposals. AMO is disappointed in the government's decision as we had planned to use the legislative committee process to provide comments and detail the impacts of the Bill for the municipal sector. However, we look forward to providing feedback on the Bill through any future Regulatory/Environmental Registry postings.

AMO has written to Minister Sarkaria advocating for early collaboration with municipalities on the design of the new road safety funding program to ensure investments translate to improved road safety and highlighting the significant sunk costs municipalities have invested into ASE in accordance with provincial regulation.

Tax Break for New Homebuyers

Yesterday, the province [announced](#) a new rebate for the provincial portion of the HST for first-time home buyers of most new and substantially renovated homes. This mirrors proposed federal policy, combining to give first-time buyers a full HST break on qualifying homes under \$1 million. Provincial and federal plans allow for a phased HST reduction for first-time buyers for qualifying homes between \$1-1.5 million. AMO commends the province on taking steps to reduce the cost of new homes for first-time home buyers. This tax relief could boost buyer demand and help increase new home construction – an important priority for municipalities and the province.

Homelessness Research

AMO has partnered with OMSSA, NOSDA and HelpSeeker Technologies to update some of the data included in [Municipalities Under Pressure: The Human and Financial Cost of Ontario's Homelessness Crisis](#). The original report was successful, in large part, because we had full participation from all 47 municipal service managers. AMO is encouraging all impacted

municipalities and District Social Services Administration Boards to participate and support AMO's continued advocacy on the homelessness crisis.

AMO's Advocacy on Ontario's Data Centre Plan

AMO [submitted comments](#) to the province with advice on how to best implement its [plan](#) to prioritize the connection of large-load facilities, including data centres, to Ontario's electricity grid. Given escalating electricity capacity constraints, AMO supports the province's prioritization framework for data centres to avoid them impeding housing and economic growth. We recommended criteria for data centre prioritization and asked that the final process involve collaboration with municipalities and retain local planning approval authority.

New Local Electricity Distribution Panel

On Monday, the province [announced a new advisory table](#) named the "Panel for Utility Leadership and Service Excellence" (PULSE). PULSE's industry and municipal members will make recommendations to the province on local distribution company (LDC) funding and service delivery. Ontario's LDCs will need upwards of \$120 billion to meet growing electricity demands over the next 25 years. Making sure that LDCs can fund and deliver infrastructure when and where it is needed is critical to supporting local housing and economic growth. AMO is pleased that the panel will be responding to our call for new funding and financing mechanisms to renew and expand LDC infrastructure.

An online version of this Policy Update is also available on the [AMO Website](#).

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Municipal Affairs
and Housing**

Office of the Minister

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Affaires municipales
et du Logement**

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234-2025-4923

October 30, 2025

Dear Head of Council:

I am writing to update you on amendments to the *Development Charges Act, 1997* (DCA) that were made by Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025*, and corresponding changes to Ontario's Building Code.

As you recall, our government introduced Bill 17 to help speed up the construction of new homes and infrastructure by streamlining development processes and reducing costs, in partnership with municipalities. Among the changes, the Bill:

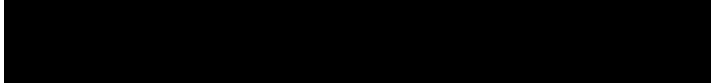
- Amended the DCA to provide for payment of development charges (DCs) for non-rental residential developments to be made in full at the earlier of the date an occupancy permit is issued and the date a development is first occupied. This deferral would encourage residential construction activity by enhancing a developer's cashflow flexibility.
- Removed authority for municipalities to charge interest on any legislated DC deferral amounts, except to the extent such interest has accrued prior to these changes coming into force.

The amendments noted above require a commencement order to come into force. Following consultations with municipal and industry experts, the government has issued a commencement order to bring these changes into force on November 3, 2025.

To support the implementation of deferred development charges, I will be amending the Building Code to require that all non-rental residential buildings subject to a deferred development charge will now require an occupancy permit, which can only be issued once these deferred development charges have been paid. These targeted changes will establish a clear, enforceable payment trigger for municipalities while leaving all life-safety requirements for occupancy unchanged. These Building Code amendments will take effect alongside the DCA amendments on November 3, 2025. Municipalities without development charges, and requirements for other buildings, are unaffected.

I look forward to continuing to work together to get shovels in the ground to build more homes that Ontarians can afford. Please accept my best wishes.

Sincerely,

A solid black rectangular box used to redact the signature of the Minister of Municipal Affairs and Housing.

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

- c. Municipal Chief Administrative Officer
 Robert Dodd, Chief of Staff
 Martha Greenberg, Deputy Minister
 Caspar Hall, Assistant Deputy Minister, Local Government Division
 David McLean, Assistant Deputy Minister, Housing Policy and Planning Division

Justine Brotherston

To: Mary Hasan; Andrew Hartholt; Courtenay Hoytfox; Michelle Cassar
Subject: RE: Changes to the D.C.A. regarding the timing of development charge collections

From: Watson & Associates Economists Ltd. <info@watsonecon.ca>
Sent: October 29, 2025 3:07 PM
Subject: Changes to the D.C.A. regarding the timing of development charge collections

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To our Municipal Clients,

In our continued efforts to keep you informed of legislative amendments impacting municipalities, we want to advise you of the anticipated timing of the changes to the *Development Charges Act, 1997* (D.C.A.) regarding the timing of development charge (D.C.) collections.

As part of changes introduced through the *Protect Ontario by Building Faster and Smarter Act, 2025* (Bill 17), the D.C.A. has been amended to provide for the payment of D.C.s at the earlier of the day the building is first occupied, or the day an occupancy permit is issued for non-rental residential development. The changes were to come into effect on a day named by order of the Lieutenant Governor (i.e., commencement).

On October 23, 2025, the Province issued a commencement order stating that these changes would take effect on November 3, 2025.

As communicated in our October 9, 2025 letter, the Province is also proposing changes to the Building Code to operationalize the deferral of payment of D.C.s to occupancy (or occupancy permit) for non-rental residential development. We expect that prior to November 3, 2025, the proposed changes to the Building Code will be enacted.

Our May 15, 2025 letter regarding the proposed changes to the D.C.A. through Bill 17 and our October 9, 2025 letter regarding the proposed changes to the Building Code are attached to this email for your reference.

We will continue to monitor this situation over the coming days and keep you informed of any changes.

If you have any questions regarding the implications of these changes for your municipality and next steps that may be required, please do not hesitate to contact us.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.

Andrew Grunda, MBA, CPA, CMA, CEO
Peter Simcisko, BA (Hons), MBE, Managing Partner

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May 15, 2025

To our Municipal Clients:

Re: Assessment of Bill 17 (Protect Ontario by Building Faster and Smarter Act, 2025)

In our continued efforts to keep our clients up to date on legislative changes that may impact them, we are writing to inform you that Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025* (herein referred to as Bill 17) was tabled in the Ontario Legislature on May 12, 2025. This letter provides a summary of the proposed changes to the *Development Charges Act, 1997* (D.C.A.) and commentary on the proposed changes to the growth management framework. As the Bill progresses through the legislative process, we will continue to advise of any amendments and associated impacts.

Note that the Province is seeking comments via the Environmental Registry of Ontario at the following link: <https://ero.ontario.ca/notice/025-0504>. We will be submitting our comments prior to the deadline of June 12, 2025.

1. Overview Commentary

The Province has stated that a goal of this Bill is to simplify and streamline development, while reducing barriers, including development fees. In this regard, the Bill proposes to amend various acts with the intent of building more homes faster in Ontario to address the current housing crisis. In addition to changes to the D.C.A., changes are proposed to the following Acts:

- *Building Code Act, 1992*;
- *Building Transit Faster Act, 2020*;
- *City of Toronto Act, 2006*;
- *Metrolinx Act, 2006*;
- *Ministry of Infrastructure Act, 2011*;
- *Planning Act*; and
- *Transit-oriented Communities Act, 2020*.

In addition to the legislative changes proposed, the Province has announced that they are exploring the use of a public utility model, which may include establishing municipal service corporations for water and wastewater systems. These changes could have significant impacts on the costs and delivery of water and wastewater services in Ontario. While this may serve to reduce the funding obligations from development charges (D.C.s), funding these costs from a broader pool of existing rate payers would likely result in higher water and wastewater rates.



2. Proposed Changes to the *Development Charges Act*

The following provides a summary of the proposed changes to the D.C.A., along with commentary on the potential impacts to municipalities.

1. Exemption for long-term care homes

- Currently, D.C.s imposed on long-term care homes are subject to annual instalments under section 26.1 of the D.C.A.
- The proposed change would exempt long-term care homes from the payment of D.C.s.
- This exemption would apply to any future D.C. instalments on long-term care home developments.
- The D.C.A. does not allow reductions in D.C.s to be funded by other types of development. As such, the exemption will have to be funded from other municipal revenue sources.

2. Definition of capital costs, subject to regulation

- The proposed change would add the words “subject to the regulations” to section 5 (3) of the D.C.A.
 - The proposed amendment expands the scope of the Province’s authority to limit eligible capital costs via regulation.
 - The D.C.A. currently provides this ability to limit the inclusion of land costs.
 - The Province intends to engage with municipalities and the development community to determine potential restrictions on what costs can be recovered through D.C.s.
- Commentary from organizations in the development community suggests these discussions may continue to focus on limiting the inclusion of land costs in the D.C. calculations. The proposed amendment, however, provides broad authority for limiting eligible capital costs (i.e., the scope of regulatory authority is not restricted to land).
- Reductions in D.C.-eligible capital costs will have to be funded from other municipal revenue sources. Changes to the definition of capital costs through regulation will require municipalities to adjust funding for capital projects swiftly without the legislative amendment process.

3. Simplified D.C. by-law process to reduce charges

- Proposed change to section 19 (1.1) of the D.C.A. to allow a simplified process to amend a D.C. by-law for the following reasons:
 - Repeal or change a D.C. by-law expiry date (consistent with current provisions);
 - Repeal a D.C. by-law provision for indexing or amend to provide for a D.C. not to be indexed; and



- Decrease the amount of a D.C. for one or more types of development.
- The simplified process includes passing of an amending by-law and providing notice of passing of the amending by-law. There will be no requirement to prepare a D.C. background study, undertake public consultation, and no ability to appeal to the Ontario Land Tribunal.
- Limiting the simplified D.C. by-law amendment process to situations where the amount of a D.C. for a type of development is being reduced would appear to allow municipalities to adjust the charges for changes in assumptions (e.g., reductions in capital cost estimates, application of grant funding to reduce the recoverable amount), adding exemptions for types of development, and phasing the imposition of a D.C.
- It is unclear if the simplified process would apply where exemptions are being provided for purposes other than development type, as specified in the amendment. For example, where a municipality is exempting a geographic area, such as an industrial park, downtown core, major transit station area, etc.
- While administratively expedient, eliminating the statutory public process for reductions in D.C.s will not provide the general public with an opportunity to delegate Council on the matter and will reduce transparency.

4. Deferral of D.C. payment to occupancy for residential development

- Proposed changes to section 26.1 of the D.C.A. provide that a D.C. payable for residential development (other than rental housing developments, which are subject to payment in instalments) would be payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied.
- Only under circumstances prescribed in the regulations may the municipality require a financial security.
 - The Province has noted its intent to mitigate risk for municipalities. As such, the prescribed circumstances may allow for securities when no occupancy permit is required.
- Municipalities will not be allowed to impose interest on the deferral of D.C. payment to occupancy.
- It appears those municipalities that have elected to utilize subsection 26 (2) of the Act (i.e., water, wastewater, services related to a highway, and stormwater charges payable at the time of subdivision agreement) may no longer be able to utilize this section for residential subdivisions or consents.
- Deferring the timing of payment for all residential development to occupancy will have cashflow implications for municipalities. The impacts may include additional financing costs for capital projects, increased



administrative costs associated with administering securities and occupancies, and potential delays in capital project timing.

5. Removal of interest for legislated instalments

- Proposed changes to section 26.1 of the Act would remove the ability to charge interest on instalments for rental housing and institutional development.
- This would also apply to future instalments for existing deferrals once Bill 17 receives Royal Assent.
- The repeal of subsection 26.1 (9) of the D.C.A. removes the municipality's ability to require immediate payment of all outstanding instalments when a development use changes from rental housing or institutional to another use.
- This proposed amendment has the same cashflow impacts for municipalities as noted in item 4 above, although it is more limited in scope.

6. Ability for residential and institutional development to pay a D.C. earlier than a by-law requires

- Currently, if a person wishes to waive the requirement to pay their D.C. in instalments as per section 26.1, an agreement under section 27 of the D.C.A. (early payment agreement) is required.
- The proposed changes state that, "For greater certainty, a person required to pay a development charge under this section may pay the charge before the day it is payable even in the absence of an agreement under section 27."
- This wording achieves its intent to allow a person to waive the requirement to pay in instalments. It also appears, however, to allow residential and institutional D.C.s to be paid earlier than required in a D.C. by-law, absent municipal agreement.
- This is problematic for municipalities, as the development community may elect to pay D.C.s before indexing or before municipalities pass a new D.C. by-law where a publicly available D.C. background study may be indicating a potential increase in the charges.

7. Lower charge for rate freeze

- Section 26.2 of the D.C.A. requires that, for developments proceeding through a site plan or zoning by-law amendment application, the D.C. be determined based on the rates that were in effect when the planning application was submitted to the municipality.
- In some instances, the D.C. that would be imposed at the time of building permit issuance may be lower than that in place at the time of planning application.



- Where rates have been frozen as per section 26.2 of the D.C.A., the proposed amendments would require municipalities to apply either the “frozen” or the current rate, whichever is lower, in such instances.
 - Note, interest charges for the D.C. determined at planning application may still be imposed.
- These proposed changes are positive as developers would not be charged in excess of current rates (where lower) and developers who proceed in a timely manner are not penalized with additional interest costs.

8. Grouping of services for the purposes of using credits

- Section 38 of the D.C.A. allows a person to construct growth-related works on a municipality’s behalf, subject to an agreement. The person receives a credit against future D.C.s payable for the service(s) to which the growth-related works relate.
- A municipality can agree to allow the credits to be applied to other services in the D.C. by-law.
- The proposed amendments would allow the Province to, through regulation, deem two or more services to be one service for the purpose of applying credits.
- This proposed change appears to remove the municipality’s discretion to combine services by agreement in certain instances.
- Combining services for the purposes of credits would have cashflow implications for municipalities, where funds held in a reserve fund for a service not included under the section 38 agreement would be reduced. This could delay the timing of capital projects for these impacted services and/or increase financing costs.

9. Defining local services in the regulations

- Section 59 of the D.C.A. delineates between charges for local services and, by extension, those that would be considered in a D.C. by-law.
- Municipalities typically establish a local service policy when preparing a D.C. background study to establish which capital works will be funded by the developer as a condition of approval under section 51 or section 53 of the *Planning Act* (i.e., local service) and which will be funded by the D.C. by-law.
- The proposed amendments would allow the Province to make regulations to determine what constitutes a local service.
 - Although the Province has noted that this will be defined through consultations, there may be unintended impacts. For example, if the definition of a local service is too broad, it may lower the D.C. but increase the direct funding requirements on one particular developer. If the definition is too narrow, the opposite would result,



whereby local services would be broadly included in D.C. funding, thereby increasing D.C. rates.

- Additionally, what is deemed a local service in one municipality may vary from what is deemed a local service in another, depending on the size, density, and types of development.

Most of the changes above would come into effect upon Royal Assent of Bill 17. The changes with respect to deferral of payment to occupancy for residential development would come into effect upon the date proclaimed by the Lieutenant Governor in Council.

3. Noted Areas for Future Changes to Development Charges

In the Province's announcement, they indicated additional changes that are anticipated to follow proposed regulatory changes and/or ongoing consultations.

The Province has indicated the intent to add the Statistics Canada Non-Residential Building Construction Price Index for London to the prescribed indexes in the regulations. This would allow municipalities west of London and those that are closer to London than Toronto, to utilize the London series for indexing purposes.

The Province also indicated the intent to consult on a potential standardization of the approaches to benefit to existing deductions. Currently there are best practices to follow, however, there is no standardized approach across all municipalities. Providing a standardized approach may be problematic, as capital projects in different municipalities may be unique in scope and capital cost requirements.

Lastly, the announcement included commentary on expanding the Annual Treasurer's Statement reporting requirements. Currently for services related to a highway, water, and wastewater services, municipalities must allocate 60% of monies in their D.C. reserve funds to projects. The Province may consider expanding this requirement to more services.

4. Proposed Changes to the Growth Management Framework

The Ministry of Municipal Affairs and Housing (MMAH) has been reviewing the Official Plans of Ontario's 50 largest and fastest-growing municipalities against the Ministry of Finance's (M.O.F.) updated population forecasts released in October 2024. Where the Ministry finds that current Official Plan forecasts are lower than updated provincial or upper-tier projections, the MMAH will undertake targeted outreach to affected municipalities. In these cases, municipalities will be required to update their Official Plans to reflect the higher of the M.O.F. projection or the applicable upper-tier forecast.

These updates will be guided by a forthcoming revision to the Projection Methodology Guideline – the first since 1995 – to ensure consistency in how growth is planned across the Province. It is the MMAH's goal that these updated projections and methods



will help municipalities more accurately align land needs, servicing strategies, and capital planning with long-term provincial growth priorities. To support this, the Province is also exploring improvements to planning data systems and digital tools, including standardizing how municipalities track and report land use planning and permitting activity. Enhanced access to consistent, digitized data will help inform future forecasting, monitor implementation, and increase transparency across jurisdictions.

For municipalities directed by the Province to update their Official Plans, this requirement carries several implications. As a starting point, it is important to note that the M.O.F. forecasts are only available at the Census Division level, which typically represents upper-tier municipalities, including separated municipalities and large urban single-tier municipalities. This poses potential complexities for lower-tier municipalities to directly apply, allocate, and coordinate the M.O.F. population projections as part of their respective Official Plan Review. Furthermore, the M.O.F. population projections are released annually and are subject to considerable fluctuation. On the other hand, the municipal Official Plan Review process, which includes a comprehensive assessment of long-term population growth and urban land needs, is required to be carried out at a minimum every 10 years for new Official Plans and five years regarding Official Plan updates. Accordingly, it will be important for municipalities to monitor their respective Official Plans within the context of changing long-term M.O.F. projections. It is currently unclear to what extent Ontario municipalities will be required to update their respective Official Plans and associated background studies, such as needs assessments, servicing plans, and financial strategies, to ensure alignment with the updated M.O.F. projections. It is clear, however, that Ontario municipalities will require improved processes and tools to monitor their Official Plans in a manner that allows decision makers more flexibility to address and respond to anticipated change.

In parallel, the Province is also proposing changes to inclusionary zoning policies, which could influence housing delivery outcomes within protected major transit station areas. Specifically, the Act proposes capping the affordable housing set-aside rate at 5% and limiting the affordability period to 25 years. While these measures may enhance project feasibility and encourage more market-based residential development near transit, they may also constrain the long-term supply and stability of affordable units delivered through inclusionary zoning policies. Municipalities will need to consider how these changes affect their broader housing strategies, particularly in areas where protected major transit station areas are a central tool for delivering mixed-income communities.

5. Concluding Remarks

Based on the proposed changes, municipalities may experience a reduction in overall D.C. revenue. The impacts of some of the potentially more significant changes (i.e., changes to the definition of capital cost, grouping of credits, defining local services, and methodology for benefit to existing will not be known until the release of the draft regulations for consultation. By moving legislative guidance to the regulations, as



opposed to the Act itself, the Province will have the ability to change the rules set out therein without the requirement of passing a Bill through the legislative process. This reduces transparency and the required consultation should the Province wish to change these rules in the future.

We will continue to monitor the proposed changes and will inform you of potential impacts to municipalities. As noted, we will be submitting further comments to the Province via the Environmental Registry of Ontario. Should you have any questions, please contact the undersigned or send an email to info@watsonecon.ca.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.

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October 9, 2025

To our Municipal Clients:

Re: Regulatory Registry 25-MMAH016 Comments – Proposed Amendments to Operationalize Payment of Development Charges at Occupancy

In our continued efforts to keep our clients up to date on legislative changes that may impact them, we are writing to inform you of proposed regulatory changes to Ontario Regulation 163/24 (Building Code), under the *Building Code Act, 1992*. This letter provides a summary of the proposed changes and commentary on potential impacts to municipalities.

The Province is seeking comments via the Regulatory Registry at the following link: <https://www.regulatoryregistry.gov.on.ca/proposal/51914>. The deadline to submit comments is October 17, 2025.

1. Overview

As part of changes introduced through the *Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17)*, the *Development Charges Act, 1997 (D.C.A.)* would be amended to provide for payment of Development Charges (D.C.s) at the earlier of the day the building is first occupied, or the day an occupancy permit is issued for non-rental residential development. The changes would come into effect on a day named by order of the Lieutenant Governor (i.e., commencement). Note that as of the date of this letter, commencement has not occurred.

The proposed changes to the Building Code are meant to operationalize the deferral of payment of residential D.C.s to the time of first occupancy of a building or issuance of an occupancy permit. As such, the changes are proposed to:

- Require occupancy permits for non-rental residential buildings, including stacked townhouses, where a builder elects to defer D.C.s under subsection 26.1 (3.1)^[1] of the D.C.A. This would apply to buildings that are completed but not yet occupied that do not currently require an occupancy permit.
- Require a Chief Building Official to deny issuance of the occupancy permit until the municipality confirms the D.C.s have been paid in full.

^[1] Subsection 26.1 (3.1) of the D.C.A. refers to payment of D.C.s at occupancy for non-rental residential development. Note, as of the date of this letter, this section is not yet in force.



- Require that all existing life-safety construction requirements are met before an occupancy permit can be issued.

These changes do not apply to:

- A municipality that does not have a D.C. by-law;
- Rental housing and institutional development under subsection 26.1 of the D.C.A.; or
- Where an early or late payment agreement has been made pursuant to section 27 of the D.C.A.

2. Commentary

Note that the draft regulation has not yet been released. Our preliminary commentary, provided below, is based on the summary of the proposed changes provided on the Provincial Regulatory Registry website.

Removal of Requirement for Securities

When Bill 17 was first introduced, there was an indication that the payment of D.C.s for residential development would be deferred to occupancy, subject to the following:

- Payment of D.C.s would be required before the issuance of an occupancy permit; and
- In situations where an occupancy permit is not required, municipalities would have the ability to require financial securities.

The summary provided appears to indicate that all non-rental housing developments seeking payment of D.C.s at occupancy will be subject to an occupancy permit. It is unclear if this requirement will replace the option for municipalities to use financial securities in place of occupancy permits. If occupancy permits are required for all non-rental housing developments, this will have greater processing demands on municipal building permit operations.

Election of Use of Deferral

The summary of proposed changes uses the term “where a builder elects to defer D.C.s.” This implies that the builder will have the option to defer payment of D.C.s to occupancy. If, however, a builder does not elect to defer payment to occupancy, this will create a different administrative process that needs to be tracked by municipalities.



Note that the choice to defer D.C.s to occupancy may be in reference to changes included in Bill 17 (subsection 26.1 (12) of the D.C.A.^[1]).

Although making the deferral optional may create administrative complexities through a two-track system, allowing builders to continue to pay at the time of building permit (or as otherwise identified in the D.C. by-law) is positive, as it may alleviate some of the cashflow pressures created by the deferrals.

Previous Comments on Legislative Change

As noted in our previous correspondence of June 4, 2025, this change will: add significant administrative costs across the Province; create cashflow implications for D.C. projects, which will lead to a delay in development of growth-related infrastructure; conflict with subsection 26 (2) of the D.C.A.;^[2] and impact the residential rate freeze provisions of the D.C.A. We have attached our June 4, 2025 letter for ease of reference.

3. Consultation Topics

The Ministry is seeking feedback on the following topics:

- Practical considerations for requiring and withholding occupancy permits where D.C.s are deferred under subsection 26.1 (3.1) of the D.C.A. (including documentation of payment and municipal processes).
 - Municipal staff input will be valuable in consultations with the Ministry in this regard.
- Treatment of phased or partial occupancy developments.
 - If payment of D.C.s can be further delayed by phasing occupancy of a development, this would create additional administrative tracking requirements and would create further cashflow pressure on municipalities.
 - Any consideration to further phasing of the D.C.s should not include housing-enabling D.C. services such as water, wastewater, stormwater, and services related to a highway, as the capital investment in these services occurs prior to development.

^[1] Subsection 26.1 (12) of the D.C.A. states the following: “For greater certainty, a person required to pay a development charge under this section may pay the charge before the day it is payable even in the absence of an agreement under section 27.” Note that this section is not yet in force as of the date of this letter.

^[2] Subsection 26 (2) states that a municipality, by by-law, may require payment of D.C.s for certain services at the time of approval of a subdivision or consent agreement.



- Whether there is support for extending the time for municipalities to complete a prescribed inspection to permit occupancy, from two days after receipt of the notice to 10 days after receipt of the notice, where D.C.s have been deferred.
 - Given the additional administrative effort related to tracking D.C. deferrals and ensuring payment has been received prior to performing an occupancy inspection, granting municipal staff additional time to complete the process would appear to be a positive change.
- Any consequential improvements to occupancy-related provisions and other supports (e.g., templates for occupancy permits or prescribed notices, homebuyer and builder education) that would improve consistency and transparency and minimize disruption for homebuyers.
 - Municipal staff input will be valuable in consultations with the Ministry in this regard.

4. Concluding Remarks

The proposed changes to the Building Code to operationalize the deferral of payment of residential D.C.s to occupancy appear to simplify the initial legislative proposal by requiring all non-rental housing development to obtain an occupancy permit. This may be beneficial because it would be less administratively burdensome than administering financial security agreements. However, as the deferral of payment of D.C.s to occupancy (or occupancy permit) is optional, this will create a dual tracking system. In addition, this will require all municipal building departments to create an occupancy permitting process for these types of development, where one does not currently exist, potentially further delaying development processing times.

We anticipate further regulatory changes to the D.C.A., as noted by the Province in previous news releases. We will continue to monitor any changes and inform you of the potential impacts on municipalities.

Should you have any questions, please contact any of the undersigned or send an email to info@watsonecon.ca.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.

Andrew Grunda, MBA, CPA, CMA, CEO

Peter Simcisko, BA (Hons), MBE, Managing Partner

Sean-Michael Stephen, MBA, Managing Partner

Daryl Abbs, BA (Hons), MBE, PLE, Managing Partner

Jamie Cook, MCIP, RPP, PLE, Managing Partner

Jack Ammendolia, BES, PLE, Managing Partner



Grand River Conservation Authority

Summary of the General Membership Meeting – October 24, 2025

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-10-25-90 - Budget 2026 Draft 1
- GM-10-25-91 - 2026 Fee Policy & Schedules
- GM-10-25-97 - Financial Summary
- GM-10-25-92 - 2026 Board Meeting Schedule
- GM-10-25-95 - Conestogo Dam Concrete Rehabilitation Phases 5 – Project Budget Increase
- GM-10-25-C17 - litigation or potential litigation (Closed agenda)
- GM-10-25-C18 - information explicitly supplied in confidence (Closed agenda)
- GM-10-25-C19 - a trade secret or scientific, technical, commercial or financial information (Closed agenda)
- GM-10-25-C20 - 2026 Non-Union Salary Increases (Closed agenda)

Information Items

The Board received the following reports as information:

- GM-10-25-96 - Chair's Report
- GM-10-25-89 - Budget 2026 Draft 1 - Municipal Apportionment
- GM-10-25-98 - Cash & Investment Status
- GM-10-25-100 - Quarterly Permit Report
- GM-10-25-93 - Water Control Infrastructure Major Maintenance Forecast
- GM-10-25-94 - Grand Valley, Waldemar and Drayton Flood Damages Assessment Study
- GM-10-25-99 - Current Watershed Conditions

Correspondence

The Board received the following correspondence:

- Halton Region Basement Flooding Prevention Subsidy Program Enhancements and Financial Analysis
- Halton Region Tree By-law and Woodlands Stewardship Program - 2024 Annual Report
- City of Hamilton 2026 Budget Direction

Source Protection Authority Correspondence & Action Items

The General Membership of the GRCA also acts as the Source Protection Authority Board. No meeting was held in October.

For full agendas and reports, and past minutes, please refer to our [Board meeting calendar](#). The minutes of this meeting will be posted on 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 member municipality. If you do not wish to receive this monthly summary, please respond to this email with the word 'unsubscribe'.

Conservation Halton Board Meeting Minutes

Conservation Halton

October 16, 2025, at 1:00 p.m. EDT

@ 2596 Britannia Road West, Burlington, ON L7P 0G3

1. Roll Call

Members Present

Sara Bailey
Cathy Duddeck (Vice-Chair)
Allan Elgar
Jane Fogal
Chantal Garneau
Dave Gittings
Sammy Ijaz
Sue McFadden
Rory Nisan
Gerry Smallegange (Chair)
Alvin Tedjo
Alex Wilson

Absent with Regrets

Sameera Ali
Rob Burton
Gordon Krantz
Cameron Kroetsch
Marianne Meed Ward
Shawna Stolte

Staff Present

Chandra Sharma, President & CEO/Secretary-Treasurer
Garner Beckett, Executive Director, Conservation Halton Foundation
Adriana Birza, Senior Advisor, Office of the President & CEO
Diana Huson, Head of Corporate Affairs
Craig Machan, Director, Parks & Operations
Kellie McCormack, Director, Planning & Regulations/Strategic Initiatives & Partnerships - Acting Senior Director, Watershed Management & Climate Change
Plezzie Ramirez, Director, Human Resources
Winston Young, Chief Financial Officer
Emma DeFields, Senior Environmental Planner, Planning & Regulations
Robyn Koutrouliotis, Administrative Assistant, Office of the President & CEO
Heather Mills, Corporate Communications Lead
Amanda Thind, Acting Senior Manager, Finance

The Chair called the meeting to order at 1:04 p.m.

2. Disclosure of Pecuniary Interest

There were **no disclosures of Pecuniary Interest.**

3. Acceptance of Agenda

CH 06 01

Moved by: Sue McFadden
Seconded by: Dave Gittings

THAT the Conservation Halton Board **approves the agenda as presented.**

Carried

4. President & CEO Verbal Update

Chandra Sharma, President & CEO, provided an update on various areas of the organization, including the proposed 2026 Conservation Halton (CH) Board & Committee meeting schedule, Crawford Lake Boardwalk construction, the Central Workshop design-build, Parks programming statistics, Glen Eden membership sales, CH's fourth-annual staff Wellness Fair, and the 2025 Watershed Stewards Appreciation Day event co-hosted with Hamilton Conservation Authority.

5. Conservation Halton Foundation Update

Garner Beckett, Executive Director, Conservation Halton Foundation, provided an update on Foundation initiatives, including the eighteenth-annual Halton Children's Water Festival and supporter thank-you event; the second-annual ChainLink Conservation Series tournament, with proceeds benefitting the Foundation; the promotional launch for the third-party fundraising and Memorial and Tribute refresh programs; fall fundraising initiatives such as GIVEOakville with the Oakville Community Foundation and the Adopt-a-Raptor and Animal Care Fund Holiday Drive; the Connected Campaign Donor Reception; and the proposed appointment of new members to the Foundation Board of Directors.

6. Presentations

- 6.1. 2026 Budget & Business Plan (Chandra Sharma, President & CEO) (Item 8.6)

7. Consent Items

- 7.1. Approval of DRAFT September 18, 2025, Conservation Halton Board Meeting Minutes
- 7.2. Approval of DRAFT October 3, 2025, Conservation Halton Finance & Audit Committee Meeting Minutes
- 7.3. Approval of DRAFT October 10, 2025, Conservation Halton Governance & Risk Committee Meeting Minutes
- 7.4. Notice of Public Engagement Session #1: East Sixteen Mile Creek Flood Hazard Mapping Study (CHB 06 25 01)

The consent items **were adopted.**

8. Action Items

- 8.1. Chair and Vice-Chair Continuity through 2026 (CHB 06 25 02)

CH 06 02

Moved by: Rory Nisan
Seconded by: Chantal Garneau

THAT the Conservation Halton Board **approves the request for an exception to the Minister of the Environment, Conservation and Parks to the term limit for the Chair and Vice-Chair of the Conservation Halton Board, as prescribed in section 17 of the *Conservation Authorities Act, R.S.O. 1990, c. C.27, for the last one (1)-year term of the Board (2026).***

All in Favour

Sara Bailey
Cathy Duddeck
Allan Elgar
Jane Fogal
Chantal Garneau
Dave Gittings
Sammy Ijaz
Sue McFadden
Rory Nisan
Gerry Smallegange
Alvin Tedjo
Alex Wilson

*All Opposed**Absent*

Sameera Ali
Rob Burton
Gordon Krantz
Cameron Kroetsch
Marianne Meed Ward
Shawna Stolte

Carried

8.2. Appointment of Pam Damoff and Judi Partridge to the Conservation Halton Foundation Board of Directors (CHB 06 25 03)

CH 06 03

Moved by: Cathy Duddeck
Seconded by: Allan Elgar

THAT the Conservation Halton Board **approves the appointment of Pam Damoff to the Conservation Halton Foundation Board of Directors for a two (2)-year term ending at the Conservation Halton Foundation Board of Directors Annual General Meeting in 2027;**

And

THAT the Conservation Halton Board **approves the appointment of Judi Partridge to the Conservation Halton Foundation Board of Directors for a two (2)-year term ending at the Conservation Halton Foundation Board of Directors Annual General Meeting in 2027.**

Carried

8.3. Proposed construction of an inground swimming pool and patio within the flood plain and erosion access allowance of Sheldon Creek, 5366 Riverside Drive, City of Burlington (CHB 06 25 04)

CH 06 04

Moved by: Chantal Garneau
Seconded by: Jane Fogal

THAT the Conservation Halton Board **approves the issuance of a permit for the construction of an inground swimming pool and patio within the flood plain and erosion access allowance of Sheldon Creek at 5366 Riverside Drive, City of Burlington (CH File No. RAPP-9687).**

Carried

- 8.4. Proposed construction of a driveway, culverts, and associated grading within 30 metre buffer of a wetland at 0 15th Side Road, Town of Halton Hills (CHB 06 25 05)

CH 06 05

Moved by: Sammy Ijaz

Seconded by: Rory Nisan

THAT the Conservation Halton Board **approves a site-specific policy exception to allow staff to issue a permit for the proposed construction of a driveway, culverts, and associated grading within 30 metres of Provincially Significant Wetlands at 0 15th Side Road, Halton Hills, if the related Niagara Escarpment Commission Development Permit application is approved.**

Carried

- 8.5. Proposed Amendments to the Conservation Halton Purchasing Policy (CHB 06 25 06)

CH 06 06

Moved by: Sara Bailey

Seconded by: Alex Wilson

THAT the Conservation Halton Board **approves the proposed amendments to the Conservation Halton Purchasing Policy;**

And

THAT the Conservation Halton Board **directs staff to update The Halton Region Conservation Authority General Membership By-law, No. 2018-01 to reflect the proposed amendments to the Conservation Halton Purchasing Policy.**

Carried

- 8.6. 2026 Budget & Business Plan (CHB 06 25 07)

CH 06 07

Moved by: Sammy Ijaz

Seconded by: Alvin Tedjo

THAT the Conservation Halton Board **approves municipal funding of \$12,717,689 in the 2026 Budget by a weighted majority vote by Members of the Conservation Halton Board based on the 2026 municipal funding apportionment;**

And

THAT the Conservation Halton Board **approves the \$285,040 benefit-based municipal funding for Halton Region, \$10,000 for City of Hamilton, and \$10,000 for Peel Region;**

And

THAT the Conservation Halton Board **approves transfers to and from Reserves in the 2026 Budget as outlined in the staff report entitled “2026 Budget & Business Plan”;**

And

THAT the Conservation Halton Board **approves the 2026 Budget & Business Plan as presented.**

All in Favour

Sara Bailey
Cathy Duddeck
Allan Elgar
Jane Fogal
Chantal Garneau
Dave Gittings
Sammy Ijaz
Sue McFadden
Rory Nisan
Gerry Smallegange
Alvin Tedjo
Alex Wilson

*All Opposed**Absent*

Sameera Ali
Rob Burton
Gordon Krantz
Cameron Kroetsch
Marianne Meed Ward
Shawna Stolte

Carried

9. Introduction of Notice of Motion

9.1. Notice of Motion: Elect Respect

9.1.1 Waiving of Procedure

CH 06 08

Moved by: Cathy Duddeck
Seconded by: Allan Elgar

THAT, in accordance with Section C.15 of The Halton Region General Membership By-law No. 2018-01, the Rules of Procedure **be waived to permit consideration of the Notice of Motion regarding Item 9.1. – Notice of Motion: Elect Respect upon its introduction at this meeting.**

Carried

CH 06 09

Moved by: Chantal Garneau
Seconded by: Cathy Duddeck

THAT the Conservation Halton Board **considers and passes the following motion:**

WHEREAS democracy is healthy when everyone is able to participate fully and safely, and contribute to the wellbeing of their community;

AND WHEREAS we are witnessing the dissolution of democratic discourse and respectful debate across all levels of government and in neighbouring jurisdictions;

AND WHEREAS Ontario's municipally-elected officials are dealing with increasingly hostile, unsafe work environments, facing threats and harassment;

AND WHEREAS social media platforms have exacerbated disrespectful dialogue, negative commentary, and toxic engagement, which disincentivizes individuals, especially women and candidates from diverse backgrounds, from running for office;

AND WHEREAS better decisions are made when democracy is respectful and constructive, and the voices of diverse genders, identities, ethnicities, races, sexual orientation, ages, and abilities are heard and represented around municipal council and agency boards tables;

AND WHEREAS the Association of Municipalities of Ontario's Healthy Democracy Project has identified concerning trends with fewer people voting in local elections and running for municipal office;

AND WHEREAS in 2024, female elected representatives from across Halton formed a group called H.E.R. (Halton Elected Representatives), which pledged to speak out against harassment and negativity in politics and call on elected officials to uphold the highest standards of conduct;

AND WHEREAS H.E.R. has launched a campaign called Elect Respect to promote the importance of healthy democracy and safe, inclusive, respectful work environments for all elected officials that encourages individuals to participate in the political process;

AND WHEREAS on June 5, 2025, the Canadian Association of Feminist Parliamentarians launched a non-partisan "Parliamentary Civility Pledge" to encourage all parliamentarians to commit to end workplace harassment and increase civility on Parliament Hill, modelled after the pledge developed in Halton by representatives of H.E.R.

NOW THEREFORE BE IT RESOLVED:

THAT the Conservation Halton Board **supports the Elect Respect pledge and commits to:**

- **Treat others with respect in all spaces—public, private, and online.**
- **Reject and call out harassment, abuse, and personal attacks.**
- **Focus debate on ideas and policies, not personal attacks.**
- **Help build a supportive culture where people of all backgrounds feel safe to run for and hold office.**
- **Call on relevant authorities to ensure the protection of elected officials who face abuse or threats.**
- **Model integrity and respect by holding one another to the highest standards of conduct.**

THAT Conservation Halton Board members **sign the online pledge at www.electrespect.ca;**

And

THAT the President & CEO/Secretary-Treasurer of Conservation Halton **sign the online pledge at www.electrespect.ca on behalf of the staff at Conservation Halton;**

And

THAT a copy of this resolution **be sent to the Association of Municipalities of Ontario; Ontario's Big City Mayors; the Federation of Canadian Municipalities; the Offices of the Chairs of Halton Region and Peel Region; the Offices of the Mayors of Burlington, Halton Hills, Hamilton, Milton, Mississauga, Oakville, and Puslinch; Members of Parliament and Members of Provincial Parliament within Conservation Halton's watershed; the Ontario Provincial Police; and the Royal Canadian Mounted Police.**

Carried

10. Other Business

10.1. Impacts Resulting from Changes to the *Conservation Authorities Act, R.S.O. 1990, c. C.27*

Member Allan Elgar requested a presentation by staff on the impacts resulting from changes to the *Conservation Authorities Act, R.S.O. 1990, c. C.27* during this term of the Board.

11. In Camera

CH 06 10

Moved by: Rory Nisan

Seconded by: Cathy Duddeck

THAT the Conservation Halton Board **moves In Camera.**

Carried

11.1. Approval of DRAFT October 10, 2025, Conservation Halton Governance & Risk Committee In Camera Meeting Minutes

11.2. Personnel Matter (CHB 06 25 08)

CH 06 11

Moved by: Rory Nisan

Seconded by: Cathy Duddeck

Carried

12. Reconvene in Public Forum

CH 06 12

Moved by: Rory Nisan

Seconded by: Cathy Duddeck

THAT the Conservation Halton Board **reconvenes in public forum;**

And

THAT Conservation Halton staff **proceeds as directed In Camera.**

Carried

13. Adjournment

CH 06 13

Moved by: Chantal Garneau

THAT the Conservation Halton Board meeting **be adjourned at 2:03 p.m.**

Carried

Signed by:

Chandra Sharma, President & CEO/Secretary-Treasurer

Date:

November 20, 2025

October 30, 2025

Re: Rent Protection for Tenants

At its Council Meeting of October 28, 2025, the Council of the Corporation of the City of Cambridge passed the following Motion:

WHEREAS this council understands that the need for affordable rental housing not only applies to new builds but also to the protection of existing affordable units.

WHEREAS the removal of rent control in 2018 on any new residential rental unit opened the door to excessive year over year rent increases and the resulting anxiety and mental anguish that come with unpredictable rental costs and loss of housing security.

WHEREAS the loss of rent control has caused a high number of people across Ontario to be forced out of their homes due to their inability to afford their rent increases.

AND WHEREAS without protection from excessive and malicious rent increases, many Cambridge renters will also be at risk of being priced out of their own homes.

WHEREAS unlimited rent increases can be used as a tool by landlords acting in bad faith to remove existing tenants in order to replace them with new tenants at increased rates.

WHEREAS providing housing stability, maintaining affordable housing stock, and protecting renters from unfair rent increases is of utmost importance to this council.

AND WHEREAS This council recognizes that landlords are essential to a flourishing and affordable housing system,

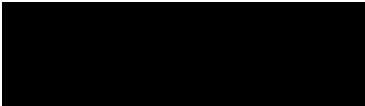
AND WHEREAS maintaining Ontario as a location that is attractive to landlords is of utmost importance.

NOW THEREFORE BE IT RESOLVED that:

1. Cambridge City Council request the Province of Ontario provide adequate protection against excessive and malicious rent increases for all rental units occupied for residential purposes while maintaining the ability for landlords to operate a viable and sustainable business, and that the City Clerk for the City of Cambridge send a letter to Honourable Doug Ford Premier of Ontario, MPP Jess Dixon, MPP Brian Riddell, and other municipalities throughout Ontario for their endorsement consideration.

Should you have any questions related to the approved resolution, please contact me.

Yours Truly,



Jennifer Shaw
City Clerk

CC: (via email)
Honourable Doug Ford, Premier of Ontario
MPP Jess Dixon
MPP Brian Riddell
Ontario Municipalities

September 30, 2025

CL 14-2025, September 25, 2025

DISTRIBUTION LIST

SENT ELECTRONICALLY

Motion Respecting State of Emergency on Mental Health, Homelessness and Addictions

Regional Council, at its meeting held on September 25, 2025, passed the following motion:

WHEREAS Niagara Region issued three separate declarations of emergency in the areas of homelessness, mental health and opioid addiction on February 23, 2023, recognizing that the scope and scale of the crisis surpasses the Region's capacity to respond effectively; and

WHEREAS following the submission of the three declarations of emergency, the Provincial Emergency Operations Centre (PEOC) has engaged with the Region's Community Emergency Management Coordinator (CEMC); and

WHEREAS these issues have continued to intensify and add further strain to the social support system in Niagara over the past two years; and

WHEREAS municipalities across Ontario are continuing to experience similar challenges; and

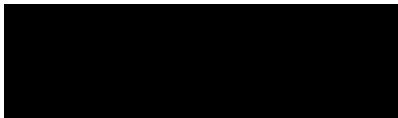
WHEREAS a coordinated, province-wide approach and associated funding support is required to address the growing emergency of mental health, homelessness and opioid addiction, the scale of which falls well beyond the scope of what a municipality can address.

NOW THEREFORE BE IT RESOLVED:

1. That Niagara Region **ADVOCATES** that the Province support a coordinated approach between the Ministry of Health, the Ministry of Municipal Affairs and Housing, and the Ministry of Children, Community and Social Services to address ongoing challenges related to mental health, homelessness and opioid addiction;
2. That Niagara Region **FORMALLY ADVOCATES** for Provincial funding to address identified gaps in programs and services contributing to the state of emergency including affordable housing, supportive housing, addictions treatment, and mental health supports for vulnerable populations; and

3. That this motion **BE SENT** to the Provincial and Federal Governments, FCM, AMO and all municipalities in Ontario.

Yours truly,



Ann-Marie Norio
Regional Clerk

:kl

CLK-C 2025-109

Distribution List

Premier of Ontario
Prime Minister of Canada
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities



October 24, 2025

The Honorable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto ON M7A 1A1

Sent by Email

Dear: Honorable Doug Ford,

RE: Municipality of Tweed – Collaborative Action on Sustainable Waste Management in Ontario.

The Council of the Corporation of Tay Valley Township at its meeting held on October 21st, 2025 adopted the following resolution:

RESOLUTION #C-2025-10-22

MOVED BY: Fred Dobbie

SECONDED BY: Marilyn Thomas

“WHEREAS, the Council of the Corporation of Tay Valley Township Support the Municipality of Tweed’s resolution regarding waste incineration and a more Robust Recycling Program;

AND WHEREAS, It is incumbent upon the members of council, MPP's and MPs to make the decisions that will result in the most positive outcomes for now and future generations;

AND WHEREAS, with large urban centres now looking in rural areas of our province and entire country for lands to bury their garbage waste;

AND WHEREAS, a large landfill site owned by a large urban centre which receives 50% of their garbage at the present time is expected to be full by 2029 creating more environmental impacts;

AND WHEREAS, continuing to bury garbage in the ground will result in our future generations having lost potable groundwater as a result of garbage leachate rendering it unusable;

AND WHEREAS, burying garbage, particularly organic waste in landfills, leads to the production of methane a greenhouse gas, which escapes into the atmosphere and contributes to climate change causing more environmental destruction;

AND WHEREAS, we continue to destroy our environment jeopardizing our future generations;

AND WHEREAS, we have worldwide technology that will allow us the use of clean incineration and also produce much needed electric energy;

AND WHEREAS, the incineration of household and other municipal waste has a long tradition in Germany, which currently has 156 municipal thermal waste incineration facilities with an aggregate annual capacity of around 25 million tons;

AND WHEREAS, with a strong focus on community involvement, innovative infrastructure, and sustainable practices, Germany has set a high bar for municipal recycling programs that the rest of the world can learn from and emulate;

AND WHEREAS, at the present time, Germany recycles 66.1% of its garbage waste at a municipal level. This places the country as the most effective and prominent country when it comes to recycling in the entire world. This highlights the citizen's strength and motivation to deal with environmental issues on a daily basis;

AND WHEREAS, German schools often integrate recycling education into their curriculum. This early exposure to the importance of recycling instills a sense of responsibility in the younger generation, creating a culture of sustainability that transcends generations;

BE IT RESOLVED THAT, the Council of Tay Valley Township support the Municipality of Tweed in investigating the possibility of working together with Ontario Municipalities, Provincial and Federal Governments and manufacturing partners to form a working group to ensure that waste disposal issues can be resolved quickly, efficiently and effectively with the use of incineration, more robust recycling programs and sustainable practices, so that future generations will not suffer from our environmental mismanagement;

AND THAT, this support be sent to Premier Ford, Marit Stiles, Leader of the Official Opposition Party, and all Ontario Municipalities."

ADOPTED



If you require any further information, please do not hesitate to contact the undersigned at (613) 267-5353 ext. 130 or deputyclerk@tayvalleytwp.ca

Sincerely,



Aaron Watt, Deputy Clerk

cc: Marit Stiles, Leader of the Official Opposition Party,
All Municipalities in Ontario



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

www.southhuron.ca

November 5, 2025

Via email: doug.fordco@pc.ola.org

Premier's Office
Room 281
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5

Dear Hon. Doug Ford,

Re: Collaborative Action on Sustainable Waste Management

Please be advised that South Huron Council passed the following resolution at their November 3, 2025, Regular Council Meeting:

445-2025
Moved By: Ted Oke
Seconded by: Aaron Neeb

That South Huron Council support the October 21, 2025 Resolution of Tay Valley Township regarding Collaborative Action on Sustainable Waste Management; and

That the supporting resolution and originating documentation be circulated to Premier Ford, AMO and all Ontario Municipalities.

Result: Carried

Please find attached the originating correspondence for your reference.

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator
Municipality of South Huron
kwebster@southhuron.ca
519-235-0310 x. 232

Encl.

cc: AMO, resolutions@amo.on.ca; and all Ontario Municipalities



Corporation of the Municipality of Calvin

Council Resolution

Date: October 29, 2025

Plympton-Wyoming Resolution-Conservation Fee Freeze

Resolution Number: 2025-310

Moved By: Councillor Moreton

Seconded By: Councillor Latimer

NOW THEREFORE BE IT RESOLVED THAT Council for the Corporation of the Municipality of Calvin supports the Town of Plympton-Wyoming-Conservation Reconsideration of the Fee Freeze Mandate and that a copy of this resolution as well as Plympton-Wyoming resolution be sent to the list of representatives provided by The Town of Plympton-Wyoming.

Result: Carried

CERTIFIED to be a true copy of
Resolution No. 2025-310 passed by the
Council of the Municipality of Calvin Township
on the 28th day of October, 2025.

Donna Maitland
CAO/Clerk/Treasurer



Date: 8 October 2025

2

Moved By: Councillor Kristen Rodrigues

Seconded By: Councillor Alex Boughen

Whereas conservation authorities serve a critical function in safeguarding Ontario's natural heritage, overseeing watershed management, mitigating flood risks, and advancing climate resilience;

And whereas the Province of Ontario's recent mandate to freeze conservation authority fees has significantly hindered their capacity to deliver essential services;

And whereas Conservation Authorities are now expected to process an increasing volume of permit applications under a fee structure that remains frozen, despite rising costs of living and wage pressures, further compounding operational and fiscal challenges;

And whereas municipalities are increasingly compelled to absorb the resulting financial shortfalls, leading to unsustainable downloading of costs onto local taxpayers;

And whereas the intent behind the provincial fee freeze was to reduce development-related expenses and accelerate housing supply;

And whereas this policy has inadvertently shifted the financial burden from a user-pay cost recovery model to the municipal tax base, thereby straining local budgets and compromising the principle of fair and equitable funding;

Now Therefore, be it resolved that the Council of the Town of Plympton-Wyoming urges the Province of Ontario to reconsider the fee freeze mandate and to implement a funding framework that protects municipal taxpayers from cost recovery deficits, while supporting a sustainable and balanced approach to conservation authority financing.

✓
Carried

Defeated

Deferred

	Yay	Nay
Gary L. Atkinson	<input type="checkbox"/>	<input type="checkbox"/>
Netty McEwen	<input type="checkbox"/>	<input type="checkbox"/>
Alex Boughen	<input type="checkbox"/>	<input type="checkbox"/>
Kristen Rodrigues	<input type="checkbox"/>	<input type="checkbox"/>
John van Klaveren	<input type="checkbox"/>	<input type="checkbox"/>
Mike Vasey	<input type="checkbox"/>	<input type="checkbox"/>
Bob Woolvett	<input type="checkbox"/>	<input type="checkbox"/>



Date:

8 October 2025

2

Moved By:

Councillor Kristen Rodrigues

Seconded By:

Councillor Alex Boughen

Whereas conservation authorities serve a critical function in safeguarding Ontario's natural heritage, overseeing watershed management, mitigating flood risks, and advancing climate resilience;

And whereas the Province of Ontario's recent mandate to freeze conservation authority fees has significantly hindered their capacity to deliver essential services;

And whereas Conservation Authorities are now expected to process an increasing volume of permit applications under a fee structure that remains frozen, despite rising costs of living and wage pressures, further compounding operational and fiscal challenges;

And whereas municipalities are increasingly compelled to absorb the resulting financial shortfalls, leading to unsustainable downloading of costs onto local taxpayers;

And whereas the intent behind the provincial fee freeze was to reduce development-related expenses and accelerate housing supply;

And whereas this policy has inadvertently shifted the financial burden from a user-pay cost recovery model to the municipal tax base, thereby straining local budgets and compromising the principle of fair and equitable funding;

Now Therefore, be it resolved that the Council of the Town of Plympton-Wyoming urges the Province of Ontario to reconsider the fee freeze mandate and to implement a funding framework that protects municipal taxpayers from cost recovery deficits, while supporting a sustainable and balanced approach to conservation authority financing.

✓

Carried

Defeated

Deferred

	Yay	Nay
Gary L. Atkinson	<input type="checkbox"/>	<input type="checkbox"/>
Netty McEwen	<input type="checkbox"/>	<input type="checkbox"/>
Alex Boughen	<input type="checkbox"/>	<input type="checkbox"/>
Kristen Rodrigues	<input type="checkbox"/>	<input type="checkbox"/>
John van Klaveren	<input type="checkbox"/>	<input type="checkbox"/>
Mike Vasey	<input type="checkbox"/>	<input type="checkbox"/>
Bob Woolvett	<input type="checkbox"/>	<input type="checkbox"/>



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

www.southhuron.ca

October 23, 2025

Via email: doug.fordco@pc.ola.org

Premier's Office
Room 281
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5

Dear Hon. Doug Ford,

Re: Ontario Community Infrastructure Fund

Please be advised that South Huron Council passed the following resolution at their October 20, 2025, Regular Council Meeting:

418-2025

Moved By: Aaron Neeb

Seconded by: Jim Dietrich

That South Huron Council supports the Township of Edwardsburgh Cardinal September 29, 2025, Resolution regarding Ontario Community Infrastructure Fund (OCIF); and

That this supporting resolution and originating correspondence be circulated to the Premier, Minister of Infrastructure, Minister of Municipal Affairs and Housing, Minister of Finance, MPP Thompson, AMO, OSUM, FCM, all Ontario municipalities.

Result: Carried

Please find attached the originating correspondence for your reference.

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator
Municipality of South Huron
kwebster@southhuron.ca
519-235-0310 x. 232

Encl.

cc: Minister of Infrastructure Hon. Kinga Surma, kinga.surma@pc.ola.org;
Minister of Municipal Affairs and Housing, Hon. Rob Flack,
rob.flack@pc.ola.org; Minister of Finance, Hon. Peter Bethlenfalvy,
peter.bethlenfalvy@pc.ola.org; MPP Lisa Thompson,
lisa.thompson@pc.ola.org; AMO, resolutions@amo.on.ca; OSUM,
osum@osum.ca; FCM, resolutions@fcm.ca; and all Ontario Municipalities



EDWARDSBURGH CARDINAL

Phone: 613-658-3055
Fax: 613-658-3445
Toll Free: 866-848-9099
E-mail: mail@twpec.ca

P.O. Box 129,
18 Centre St.
Spencerville, Ontario
K0E 1X0

VIA EMAIL

Tuesday, October 14, 2025

The Honourable Doug Ford, Premier of Ontario
The Honourable Kinga Surma, Minister of Infrastructure
The Honourable Rob Flack, Minister of Municipal Affairs and Housing
The Honourable Francois-Phillipe Champagne, Minister of Finance
Association of Municipalities of Ontario (AMO)
Ontario Small Urban Municipalities (OSUM)
Federation of Canadian Municipalities (FCM)
The United Counties of Leeds and Grenville
All Upper- and Lower-Tier Municipalities in Ontario

Please be advised that at its Regular Council meeting held on Monday, September 29, 2025, the Council of the Township of Edwardsburgh Cardinal unanimously adopted the following resolution:

RESOLUTION: Ontario Community Infrastructure Fund (OCIF)

WHEREAS the Township of Edwardsburgh Cardinal acknowledges that municipal infrastructure—roads, bridges, water and wastewater systems—underpins public safety, economic vitality and quality of life in Ontario's rural and small urban communities;

WHEREAS the Ontario Community Infrastructure Fund (OCIF) was created in 2015 to assist small and rural municipalities facing infrastructure deficits that exceed their local revenue capacities;

WHEREAS in 2022 the Government of Ontario committed to increase the annual OCIF envelope from \$100 million to \$400 million over a five-year term, with that commitment scheduled to expire at the end of fiscal 2026;

WHEREAS fixed funding levels amid rising labour, materials and climate resilience costs have eroded the purchasing power of the \$400 million envelope, jeopardizing municipalities' ability to deliver and sustain essential services without incurring unsustainable debt;

WHEREAS predictable, multi-year funding indexed to real-world cost drivers is critical for municipalities to develop, finance and execute long-term asset management plans, reduce emergency repairs and leverage complementary federal and private infrastructure financing;

WHEREAS the Township of Edwardsburgh Cardinal requires a steadfast provincial partner to extend and enhance OCIF beyond 2026, ensuring infrastructure resilience, fiscal sustainability and equitable access for all small and rural municipalities;

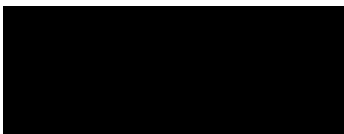
NOW THEREFORE BE IT RESOLVED THAT

1. The Township of Edwardsburgh Cardinal calls upon the Government of Ontario to extend the annual OCIF envelope at not less than \$400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.
2. The Province be requested to index the total annual OCIF envelope—and each individual municipal allocation—to the Ontario Consumer Price Index (CPI), calculated on a calendar-year basis and disbursed in the first quarter of each fiscal year.
3. The Ministry of Infrastructure establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.
4. The Province undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data, demographic projections, climate resilience metrics and rural equity considerations.
5. A dedicated contingency reserve equal to 5 percent of the annual OCIF envelope be created within the fund to address extraordinary cost escalations, emergency repairs or project overruns without reallocating core funding.

6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments and reserve expenditures—in a transparent, publicly accessible online dashboard.
7. The Clerk of the Township of Edwardsburgh Cardinal forward this resolution to:
 - The Honourable Doug Ford, Premier of Ontario
 - The Honourable Kinga Surma, Minister of Infrastructure
 - The Honourable Rob Flack, Minister of Municipal Affairs and Housing
 - The Honourable Francois-Phillipe Champagne, Minister of Finance
 - Association of Municipalities of Ontario (AMO)
 - Ontario Small Urban Municipalities (OSUM)
 - Federation of Canadian Municipalities (FCM)
 - The United Counties of Leeds and Grenville
 - All upper- and lower-tier municipalities in Ontario

If you have any questions, please contact me at the email address below.

Sincerely,



Natalie Charette
Interim Clerk
clerk@twpec.ca



EDWARDSBURGH CARDINAL

Phone: 613-658-3055
Fax: 613-658-3445
Toll Free: 866-848-9099
E-mail: mail@twpec.ca

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www.southhuron.ca

November 6, 2025

Via email: mark.carney@parl.gc.ca

Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

Dear Hon. Mark Carney,

Re: Removing HST/GST from New Homes to Support Housing Affordability

Please be advised that South Huron Council passed the following resolution at their November 3, 2025, Regular Council Meeting:

444-2025

Moved By: Ted Oke

Seconded by: Jim Dietrich

That South Huron Council supports the October 21, 2025 Resolution of the Town of Bradford West Gwillimbury regarding removing HST/GST from new homes to support housing affordability; and

That the supporting resolution and originating documentation be circulated to the Prime Minister of Canada, Minister of Finance and the Minister of Housing, Infrastructure and Communities; and to the Premier of Ontario, the Ontario Minister of Finance, the Ontario Minister of Municipal Affairs and Housing, MP Lobb and MPP Thompson, AMO, and to all municipalities in Ontario.

Result: Carried

Please find attached the originating correspondence for your reference.

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator

Municipality of South Huron

kwebster@southhuron.ca

519-235-0310 x. 232

Encl.

cc: Minister of Finance and National Revenue, Hon. Francois-Philippe Champagne, minister-ministre@fin.gc.ca; Minister of Housing and Infrastructure, Hon. Gregor Robertson, gregor.robertson@parl.gc.ca; Premier of Ontario, Hon. Doug Ford, doug.fordco@pc.ola.org; Ontario Minister of Finance, Hon. Peter Bethlenfalvy, peter.bethlenfalvy@pc.ola.org; Ontario Minister of Municipal Affairs and Housing, Hon. Rob Flack, rob.flack@pc.ola.org; MP Lobb, ben.lobb@parl.gc.ca; MPP Thompson, lisa.thompson@pc.ola.org; AMO, resolutions@amo.on.ca; and all Ontario Municipalities

October 27, 2025

The Right Honourable Mark Carney P.C., O.C., M.P.
Office of the Prime Minister of Canada
80 Wellington Street
Ottawa, ON K1A 0A2

The Honourable Doug Ford MPP
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Dear Prime Minister Carney and Premier Ford:

Re: Removing HST/GST from New Homes to Support Housing Affordability

At its meeting of October 21, 2025, the Council of the Town of Bradford West Gwillimbury adopted the enclosed motion calling on the Governments of Canada and Ontario to remove the federal and provincial portions of the HST from new homes purchased as primary residences.

This measure would extend the relief already provided for purpose-built rental housing to families seeking to buy their first home. It represents a practical, immediate step toward improving affordability and supporting new housing supply.

For an average new home in our community, the 13 percent HST adds tens of thousands of dollars to the purchase price, a burden that directly undermines our shared goal of making homeownership affordable for working families and seniors. Removing that tax would provide meaningful relief.

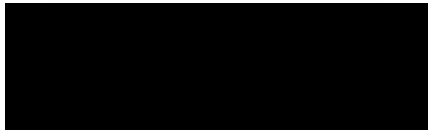
Bradford West Gwillimbury is one of Ontario's fastest-growing municipalities, investing heavily in growth-related infrastructure while working to keep housing within reach. We urge both levels of government to work together on this change as part of a broader strategy to make homeownership attainable again for young Canadians. Simply put, cutting taxes in this way will help make life more affordable.

We would welcome the opportunity to contribute to any federal-provincial review of housing-related taxation and policy tools that can help deliver more affordable homes.

Sincerely,



Mayor James Leduc
Town of Bradford West Gwillimbury



Jonathan Scott
Councillor, Ward 2

encl.

cc:

Hon. François-Phillipe Champagne PC MP
Hon Peter Bethlenfavy MPP
Hon. Caroline Mulroney MPP
Federation of Canadian Municipalities (FCM)
All Ontario Municipalities

Hon. Gregor Robertson PC MP
Hon. Rob Flack MPP
Scot Davidson MP
Association of Municipalities of Ontario (AMO)



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, October 21, 2025

Resolution # RC25170	Meeting Order: 8
Moved by: [REDACTED]	Seconded by: [REDACTED]

WHEREAS the Government of Ontario has introduced new regulations, effective January 1, 2025, requiring grocery stores with over 4,000 square feet of retail space to accept empty alcohol containers and return deposits as a condition of maintaining their liquor licenses; and

WHEREAS many large retailers have raised concerns about this obligation due to logistical challenges, including costs, space limitations, and insufficient infrastructure to manage high volumes of returned containers and local residents in Wawa are very upset that there will be no location in the community or area accepting empty alcohol containers; and

WHEREAS this change may negatively impact vulnerable populations, including low-income individuals who depend on bottle returns as a modest yet vital source of income and will increase the amount of waste being dumped at the municipal landfill; and

WHEREAS the ongoing privatization and deregulation of Ontario's previously effective bottle return program threaten to undermine decades of progress in sustainable waste management, environmental stewardship, and circular economy practices; and

WHEREAS the lack of a clear, accessible, and equitable alternative for recycling alcohol containers may place additional strain on municipal waste systems and contribute to increased environmental degradation;

Page 2...



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the Municipality of Wawa supports the development of an accessible, province-wide, and publicly accountable alcohol container return system that:

1. Protects low-income earners and vulnerable residents who rely on bottle returns;
2. Closes gaps in the deposit-return cycle to reduce landfill waste and environmental harm;
3. Provides adequate infrastructure, training, and support to retailers participating in the return system;
4. Ensures strong, consistent enforcement and oversight of return program compliance;
5. Safeguards the public interest in recycling and waste diversion amid increasing privatization pressures;

AND BE IT FURTHER RESOLVED that the Council urges the Government of Ontario to collaborate meaningfully with municipalities, retailers, environmental organizations, and experts to implement a fair, effective, and inclusive solution that ensures the long-term success of Ontario's deposit-return and recycling systems;

AND BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, the Association of Municipalities of Ontario (AMO), the Federation of Northern Ontario Municipalities (FONOM), and all Ontario municipalities for their support and consideration.

RESOLUTION RESULT		RECORDED VOTE		
<input checked="" type="checkbox"/>	CARRIED	MAYOR AND COUNCIL	YES	NO
<input type="checkbox"/>	DEFEATED	Mitch Hatfield		
<input type="checkbox"/>	TABLED	Cathy Cannon		
<input type="checkbox"/>	RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
<input type="checkbox"/>	PECUNIARY INTEREST DECLARED	Jim Hoffmann		
<input type="checkbox"/>	WITHDRAWN	Joseph Opato		

Disclosure of Pecuniary Interest and the general nature thereof.

- ☐ Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

MAYOR – MELANIE PILON	CLERK – MAURY O'NEILL



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, July 15, 2025

Resolution # RC25121	Meeting Order: 8
Moved by: [REDACTED]	Seconded by: [REDACTED]

WHEREAS The Beer Store has closed more than 70 of its store locations across the Province since the Ford Government made the decision to end its exclusivity agreement with The Beer Store and allowed other locations like convenience and grocery stores to sell beer, wine and mixed alcoholic drinks; and

WHEREAS many of the retail stores being closed are in small, northern communities such as Chapleau, Atikokan, Powassan and Blind River where The Beer Store is very important to the local community; and

WHEREAS the presence of The Beer Store in Northern Ontario communities and in Wawa, provides good paying jobs, convenient access to beer sales for tourists looking to purchase a variety of Canadian made beer products not carried in other locations and contributes to the local and provincial economy; and

WHEREAS The Beer Store closure in Wawa would lead to job losses in the community and negatively impact the local economy;

NOWHEREFORE Council of the Municipality of Wawa request that the Provincial Government take the steps necessary to preserve the presence of The Beer Store in small, rural and northern communities and that it request that The Beer Store reconsider its decision to close additional Beer Stores in Ontario, especially in small, northern communities.

AND FURTHER that a copy of this Resolution be forwarded to Premier Doug Ford, Honourable Peter Bethlenfalvy the Minister of Finance, Honourable Victor Fedeli the Minister of Economic Development, Job Creation and Trade, Bill Rosenberg the M.P.P. Algoma-Manitoulin, FONOM, NOMA, and AMO.

RESOLUTION RESULT	RECORDED VOTE	YES	NO
<input checked="" type="checkbox"/> CARRIED	MAYOR AND COUNCIL		
<input type="checkbox"/> DEFEATED	Mitch Hatfield		
<input type="checkbox"/> TABLED	Cathy Cannon		
<input type="checkbox"/> RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
<input type="checkbox"/> PECUNIARY INTEREST DECLARED	Jim Hoffmann		
<input type="checkbox"/> WITHDRAWN	Joseph Opato		

Disclosure of Pecuniary Interest and the general nature thereof.

☐ Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

MAYOR – MELANIE PILON	CLERK – MAURY O'NEILL
[REDACTED]	[REDACTED]

October 17, 2025

The Beer Store
Corporate Office | 2258 Coleraine Drive
Bolton, ON L7E 3A9

Attention: Roy Benin

Dear Mr. Benin.

The closing of The Beer Store is the final nail in the coffin for those of us in the town of Wawa who are interested in our environment and recycling. I am not a consumer of alcohol, but since 1992, I have picked up the sad, abandoned packaging others have thrown out on the sides of our roads.

As a volunteer, I have cleaned our outdoors of trash by the truckloads and most of it was made up of beer and wine containers. Having a European background and knowing that even pop cans have a deposit of 10 cents on them there, it is with tears in my eyes that I see the loss of a place to turn in recyclables.

I fought the bureaucracy, wrote to companies and ministers about the abuse of our environment and the renewable resources until finally a deposit was established here in Ontario. The program encourages people to turn in their recyclables rather than putting them in the landfill and the pennies add up.

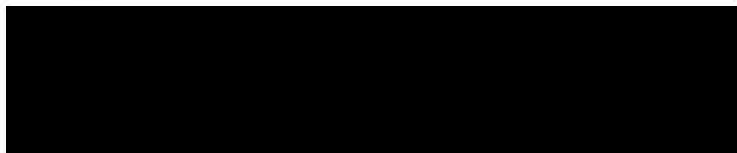
Here in the north, we live in an "untouched" wilderness and try to promote this for tourism, hunting, and fishing. Often, one of the first stops in town is The Beer Store. Why is this now closed when the nearest store is over 200 km away and there is now no place to accept the empties? Our grocery store had beer and wine when that program was first introduced, but has now cut back as they don't want to accept the recyclables. The one convenience store is also not set up for recyclables and doesn't carry the selection of products The Beer Store did.

So, while it is still possible to purchase a limited selection in our town, the loss of the recycling program affects us deeply. Many organizations, such as skating clubs, hockey teams, Boy Scouts/Girl Guides and even retirees profit from the deposit through bottle drives. These assist the community and keep our outdoors clean to benefit the environment as well. Cans and bottles do not disintegrate in the outdoors. To the contrary, broken glass hurts people and wildlife both. Why are we going backwards on this important recycling project? Why are we in the North forgotten.

We will be drowning in beer cans without a recycling program. What is the solution? Please find one as it is you and this government that have made these changes.

Sincerely,

Karin Grundt
Garbologist
P.O. Box 1430
Wawa, ON P0S 1K0



October 16, 2025

Resolution Urging the Federal Government to Keep Climate Change as a Foremost National Priority

WHEREAS, the impacts of climate change—such as rising temperatures, extreme weather events, flooding, droughts, wildfires, and sea-level rise—are already affecting communities across Canada;

WHEREAS, climate change poses a serious threat to public health, infrastructure, local economies, biodiversity, and future generations;

WHEREAS, municipalities are on the front lines of climate change, often bearing the burden of disaster response, infrastructure adaptation, and long-term community resilience;

WHEREAS, despite local action, meaningful progress on climate change requires bold and coordinated leadership at the federal level, including policies, legislation, funding, and international cooperation;

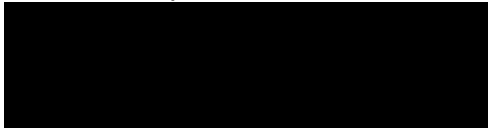
WHEREAS, Canada has made national and international climate commitments, including under the Paris Agreement, and must continue to strengthen its role in mitigating greenhouse gas emissions and supporting adaptation;

NOW THEREFORE BE IT RESOLVED THAT the Municipality of Bluewater Council urges the Government of Canada to:

1. **Maintain climate change as a top national priority**, reflected in legislation, national planning, funding, and public policy;
2. **Prioritize investments in the clean energy transition in the upcoming Federal budget**;
3. **Continue to support municipalities** in their efforts to mitigate and adapt to climate change, including through sustainable infrastructure funding, disaster preparedness support, and clean energy investments since municipalities have the ability to influence change in ~50% of emissions within Canada;
4. **Accelerate the transition to a low-carbon economy**, ensuring that it is just, inclusive, and economically beneficial for all regions and communities;
5. **Engage in transparent, science-based policymaking** that reflects the urgency of the climate crisis and the lived experiences of Canadians;
6. **Collaborate with Indigenous communities** and respect Indigenous knowledge and leadership in addressing climate change including obtaining free, prior and informed consent; and
7. **Continue to report annually** on national progress in reducing emissions and implementing adaptation strategies.

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Prime Minister of Canada, the Minister of Environment and Climate Change, local Members of Parliament, the Federation of Canadian Municipalities, the Premier of Ontario, the Association of Municipalities of Ontario as well as local MPPs and all municipalities for their consideration.

Sincerely,



Chandra Alexander
Manager of Corporate Services/Clerk

cc: The Right Honourable Mark Carney, Prime Minister of Canada
The Honourable Doug Ford, Premier of Ontario
The Honourable Julie Dabrusin, Minister of Environment and Climate Change
Lisa Thompson, Huron-Bruce MPP
Ben Lobb, Huron-Bruce MP
Federation of Canadian Municipalities
Association of Municipalities of Ontario
All Ontario Municipalities



The Town of The Blue Mountains Council Meeting

Title: Correction to July 14, 2025 Council Meeting Minutes
Date: Monday, October 20, 2025
Time: 2:49 PM

Moved by: Councillor Ardiel
Seconded by: Councillor Hope

THAT, at the July 14, 2025 Council Meeting, Council received the June 19, 2025 correspondence from the CANN Group;

AND THAT, in response to the correspondence received, Council passed the following two motions that, in error, included reference to “battery storage”;

NOW THEREFORE, in order to correct the formal record of the July 14, 2025 Council Meeting minutes, Council directs the Town Clerk to amend the July 14, 2025 Council Meeting minutes, to remove the words “battery storage” from the two resolutions, and to circulate the corrected resolutions to all parties:

D.1.2 Sally Leppard, Co-Lead, Climate Action Now Network TBM (CANN) Re: Bill 5, Special Economic Zones and T.C. Energy's Pumped Storage Proposal

THAT Council of the Town of The Blue Mountains receives for information the June 19, 2025, correspondence from Sally Leppard, CANN regarding Bill 5, Special Economic Zones and T.C. Energy's Pumped Storage Proposal;

AND THAT Council communicate to the Province that the Town of The Blue Mountains requests that TC Energy's proposed ~~battery storage~~ project is excluded from designation as a Special Economic Zone under the regulations to be developed in Bill 5 - Protect Ontario by Unleashing our Economy Act 2025;

THAT Council of the Town of The Blue Mountains receives for information the June 19, 2025, correspondence from Sally Leppard, CANN regarding Bill 5, Special Economic Zones and T.C. Energy's Pumped Storage Proposal;

AND THAT Council requests Grey County Council and the Municipality of Meaford to request the Province to exclude TC Energy's proposed ~~battery storage~~ project from designation as a Special Economic Zone under the regulations to be developed in Bill 5 - Protect Ontario by Unleashing our Economy Act, 2025;

AND THAT the Town of The Blue Mountains welcomes enquiries from any municipalities or Indigenous Nations interested in making similar motions to the Town of The Blue Mountains

YES: 7

NO: 0

ABSENT: 0

The motion is Carried

YES: 7

Mayor Matrosovs	Deputy Mayor Bordignon	Councillor Ardiel	Councillor Hope
Councillor Maxwell	Councillor McKinlay	Councillor Porter	

NO: 0

ABSENT: 0



Reply to: Kerri O'Kane
519-846-9691 x 243
kokane@centrewellington.ca

October 28, 2025

Attn: Nicole Cardow, Deputy Clerk
County of Wellington

Delivered by email: nicoleca@wellington.ca

Dear: Ms. Cardow,

RE: Bill 21 Protect our Food Act

Please be advised that the Council of the Township of Centre Wellington, at their meeting held October 14, 2025, passed the following resolution with respect to the above noted matter:

WHEREAS, Ontario farmers produce a wide variety of nutritious and safe food for both domestic and export markets;

WHEREAS, Ontario, and Centre Wellington in particular, is home to some of the highest quality agricultural lands and optimal agri-climatic conditions and Ontario is currently losing approximately 319 acres (130 hectares) of farmland every day;

WHEREAS, we need to acknowledge that food security and food sovereignty are both critical from a national security perspective and noting Food Security is the ability of individuals to receive adequate nourishment while Food Sovereignty refers to the ability of a country to supply its own food needs;

WHEREAS, MPP's Bobbi Ann Brady and Mike Schreiner have jointly presented a Private Member Bill at the Ontario Legislature to protect Ontario farmlands through the establishment of an 'Ontario Food Belt.

WHEREAS, the Bill would make farmlands within a designated Food belt permanently protected from development;

WHEREAS, the Bill is supported by the Ontario Farmland Trust, the Ontario Federation of Agriculture, the Christian Farmers and the National Farmers Union;

THEREFORE, BE IT RESOLVED THAT:

- (a) *THAT the Township of Centre Wellington gives it's support to the Bill's intent for the Province of Ontario, to create an agricultural working group to more fully outline the contours of an Ontario Food Belt;*
- (b) *That the Township of Centre Wellington request, through our representative at the Rural Ontario Municipalities Association (ROMA), that ROMA support this Bill; and,*
- (c) *That this decision be circulated to all other lower tier municipalities in Wellington County as well as to the County of Wellington.*

Should you have any questions or require anything further, please do not hesitate to contact me.

Sincerely,

A black rectangular redaction box covering the signature of Kerri O'Kane.

Kerri O'Kane
Manager of Legislative Services and Municipal Clerk

Cc Mike Schreiner, MPP Green Party of Ontario
Bobbi Ann Brady, MPP for Haldimand-Norfolk
Area Municipalities in Wellington County



October 31, 2025

Premier Doug Ford

Sent via email: premier@ontario.ca

Dear Premier Doug Ford:

Please be advised that Brantford City Council at its meeting held October 28, 2025 adopted the following:

12.1.1 Provincial Support of the Ontario Airport Capital Assistance Program

WHEREAS small and regional airports in Ontario serve as critical infrastructure—facilitating essential public services including air ambulance operations, forest firefighting, search & rescue, and law enforcement activities, while also driving local and regional economic development; and

WHEREAS many of these airports are ineligible for the federal Airports Capital Assistance Program (ACAP) due to eligibility constraints such as lacking year round scheduled service, yet still require capital funding for safety-related infrastructure; and

WHEREAS the Airport Management Council of Ontario (AMCO) has identified a persistent funding gap for non ACAP eligible community airports, estimating that approximately 85 such airports need \$5.5 million annually to address critical airside infrastructure needs; and

WHEREAS provinces including British Columbia, Alberta, and Saskatchewan have successfully managed permanent provincial capital-assistance programs—offering clear models for cost-sharing frameworks, eligible project criteria, and annual funding envelopes; and

WHEREAS AMCO's proposed Ontario Airport Capital Assistance Program (OACAP) envisions an annual operational budget of \$8.5–10 million, with a 75% provincial / 25% owner cost-share, a \$2 million per applicant cap, and bonuses for key community-benefiting projects; and

WHEREAS the 2025 Ontario Budget has already acknowledged "airports as cross country infrastructure" and signaled intent to include them in upcoming capital investments; and

WHEREAS the City of Brantford and the County of Brant benefit directly from airport-enabled services, and ensuring its continued operation is in the public interest of resident safety, economic resilience, and efficient connectivity.

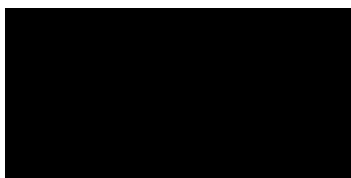
NOW THEREFORE BE IT RESOLVED THAT The Corporation of the City of Brantford formally urges the Government of Ontario to:

- i. Implement the Ontario Airport Capital Assistance Program (OACAP) managed by the Ministry of Transportation.
- ii. Adopt the recommended cost-sharing structure (75% provincial / 25% municipal or operator), and cap funds at \$2 million per project per applicant.
- iii. Expand eligibility to include public-use registered aerodromes and certified airports not currently eligible for ACAP.
- iv. Reinstate the Ontario Air Advisory Panel to advise on airport infrastructure and policy priorities.
- v. Designate community and regional airports as critical infrastructure under provincial policy.
- vi. Investigate stable funding mechanisms—such as a dedicated stream from the aviation fuel tax—to support OACAP sustainably.

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Premier of Ontario, Minister of Transportation, local MPPs, Brant County, AMCO, and all Ontario municipalities operating public airports calling for provincial commitment to OACAP.

I trust this information is of assistance.

Yours truly,



Chris Gauthier City Clerk,
cgauthier@brantford.ca

CC Minister Of Transportation minister.mto@ontario.ca
 Member of Parliament Larry Brock larry.brock@parl.gc.ca
 Member of Provincial Parliament Will Bouma will.bouma@pc.ola.org
 Brant County clerks@brant.ca
 AMCO amco@amco.on.ca
 All Ontario municipalities operating public airports



VIA EMAIL

Friday, October 3, 2025

Corporate Services Department
Legal Services
Office of the Regional Clerk
1151 Bronte Road
Oakville, ON L6M 3L1

The Right Honourable Mark Carney, Prime Minister of Canada
The Honourable Sean Fraser, Minister of Justice and Attorney General
The Honourable Gary Anandasangaree, Minister of Safety
The Honourable Ruby Sahota, Secretary of State
The Honourable Doug Ford, Premier of Ontario
The Honourable Doug Downey, Attorney General
The Honourable Michael Kerzner, Solicitor General

Please be advised that at its meeting held on Wednesday, September 17, 2025, the Council of The Regional Municipality of Halton unanimously adopted the following resolution:

RESOLUTION: Public Safety Requirements to Protect Our Communities

WHEREAS community safety is the foremost responsibility of all levels of government, including federal, provincial/territorial, and municipal authorities;
AND WHEREAS recent violent home invasions in Halton Region and across Canada highlight the ongoing need to evaluate and strengthen bail laws and the administration of justice to better protect communities;

AND WHEREAS repeat violent offenders continue to be granted bail in some instances, placing victims, families, and first responders at risk, and public confidence in the justice system is undermined when such offenders are quickly returned to the community;

AND WHEREAS the federal government passed Bill C-48, which came into force in January 2024, introducing key reforms to the Criminal Code, including:

- A new reverse onus provision targeting repeat violent offending involving weapons,
- An expanded list of firearms offences triggering reverse onus,

- Requirements for courts to consider an accused's violent history and state on the record their consideration of community safety;

AND WHEREAS the federal government has committed to tabling additional legislation during the Fall 2025 session of Parliament to further strengthen community safety, including reforms related to bail and sentencing;

AND WHEREAS the provinces and territories are responsible for the administration of justice, including:

- Appointing justices of the peace and judges,
- Managing court operations and bail monitoring,
- Hiring and managing Crown Attorneys,
- Funding and overseeing provincial police services and detention centres;

AND WHEREAS on November 13, 2024, the Police Association of Ontario (PAO), the Ontario Provincial Police Association (OPPA), and the Toronto Police Association (TPA), representing 35,000 police members in Ontario, called for urgent action to ensure violent and repeat offenders are not released pending trial, and similar calls have been echoed by the Canadian Association of Chiefs of Police and Canada's Premiers;

AND WHEREAS strengthening bail provisions and the broader justice system requires ongoing collaboration across all levels of government, and doing so would reduce pressures on local police services, the courts, and municipalities;

NOW THEREFORE IT BE RESOLVED:

THAT Halton Regional Council:

1. Recognizes the steps already taken by the federal government through Bill C-48 and acknowledges the commitment to introduce further legislation in Fall 2025;
2. Calls on the Government of Canada to prioritize and expedite the introduction of its promised bail and sentencing reforms in the upcoming session of Parliament;
3. Calls on the Province of Ontario to invest in and strengthen the administration of justice, including:
 - Enhancing bail enforcement and monitoring,

- Increasing resources for Crown prosecutors and court operations, including the previously announced courthouse for Halton
- Expanding judicial capacity and detention infrastructure;
- 4. Encourages a national, coordinated approach involving all levels of government to ensure community safety is not compromised by gaps in bail or sentencing systems.

AND BE IT FURTHER RESOLVED:

- THAT Halton Regional Council calls for the following policy considerations in future reforms:
 - Expanding reverse onus provisions for repeat violent offenders,
 - Establishing stronger mandatory bail conditions, including firearm prohibitions, curfews, electronic monitoring, and no-contact orders,
 - Limiting multiple bail releases for individuals with histories of serious violent offences,
 - Improving inter-agency information sharing among police, Crown prosecutors, and corrections,
 - Prioritizing victim and community impact in bail decisions;
- THAT Halton Regional Council calls on the federal and provincial governments to review Criminal Code time limits and rules for stay of proceedings in cases involving serious and violent offences;
- THAT this motion be forwarded to:
 - The Prime Minister of Canada, the Minister of Justice and Attorney General of Canada, the Minister of Public Safety, the Secretary of State (Combatting Crime),
 - The Premier of Ontario, Attorney General of Ontario, the Solicitor General of Ontario,
 - All federal and provincial parties in the House of Commons and Ontario Legislature;
 - Halton's Members of Parliament and Members of Provincial Parliament,
 - The Canadian Association of Chiefs of Police, the Ontario Association of Chiefs of Police, the Police Association of Ontario, and the Ontario Provincial Police Association;
 - Ontario Association of Police Service Boards (OAPSB) and Canadian Association of Police Governance (CAPG);

- Halton's Local Municipalities;
- THAT this motion be shared with the Association of Municipalities of Ontario (AMO), the Federation of Canadian Municipalities (FCM), and all municipalities across Ontario and Canada, encouraging them to pass similar motions in a spirit of collaborative, cross-jurisdictional reform.

If you have any questions, please contact me at the email address below.

Sincerely,



Graham Milne
Regional Clerk
Graham.Milne@halton.ca

c.
The Honourable Pierre Poilievre, Leader of Official Opposition
Yves-François Blanchet, Leader of Bloc Québécois
Don Davies, Interim Leader of NDP
Elizabeth May, Leader of Green Party
Halton MPs
Halton MPPs
Canadian Association of Chiefs of Police
Ontario Association of Chiefs of Police
Police Association of Ontario
Ontario Provincial Police Association
Ontario Association of Police Boards
Canadian Association of Police Governance
City Clerk's Office, City of Burlington
Valerie Petryniak, Town Clerk & Director, Legislative Services, Town of Halton Hills
Meaghen Reid, Director, Legislative & Legal Services/Town Clerk, Town of Milton
William Short, Town Clerk, Town of Oakville
Association of Municipalities of Ontario (AMO)
Federation of Canadian Municipalities (FCM)
all municipalities across Ontario and Canada



TOWN OF WASAGA BEACH

30 Lewis Street, Wasaga Beach
Ontario, Canada L9Z 1A1
Tel (705) 429-3844
mayor@wasagabeach.com

OFFICE OF THE MAYOR

October 29, 2025

The Right Honourable Mark Carney, Prime Minister of Canada
The Honourable Sean Fraser, Minister of Justice and Attorney General
The Honourable Gary Anandasangaree, Minister of Safety
The Honourable Ruby Sahota, Secretary of State
The Honourable Doug Ford, Premier of Ontario
The Honourable Doug Downey, Attorney General
The Honourable Michael Kerzner, Solicitor General

BY EMAIL ONLY

RE: Resolution from the Town of Wasaga Beach – Public Safety Requirements to Protect Our Communities

Please be advised that the Council of the Town of Wasaga Beach, during their October 23, 2025 Council meeting, and at the request of the Regional Municipality of Halton, passed the following resolution regarding Public Safety Requirements to Protect Our Communities.

Whereas community safety is a top priority for all levels of government;

And whereas, Council of the Town of Wasaga Beach supports the motion passed by the Regional Municipality of Halton, enclosed herewith;

Now therefore be it resolved that the Town of Wasaga Beach:

1. Supports Halton Region's motion and the steps already taken by the federal government, including Bill C-48;
2. Urges the Government of Canada to move quickly on its promise to further strengthen bail and sentencing laws;
3. Calls on the Province of Ontario to invest more in the justice system, including:
 - a. Better bail enforcement and monitoring,
 - b. More resources for prosecutors and courts,
 - c. More judges and detention facilities;
4. Supports a coordinated national approach involving all levels of government to improve community safety and fix gaps in bail and sentencing;

And be it further resolved that the Town of Wasaga Beach supports these future reforms:

- Expanding reverse onus for repeat violent offenders,
- Stronger mandatory bail conditions (e.g., firearm bans, curfews, electronic monitoring),
- Limits on multiple bail releases for serious violent offenders,
- Better information-sharing between police, prosecutors, and correctional services,
- Making community and victim impact a key part of bail decisions;



TOWN OF WASAGA BEACH

30 Lewis Street, Wasaga Beach
Ontario, Canada L9Z 1A1
Tel (705) 429-3844
mayor@wasagabeach.com

OFFICE OF THE MAYOR

And further that the Town supports reviewing time limits and rules in the Criminal Code that could lead to serious cases being thrown out;

And that this motion be shared with:

- Federal and provincial government leaders and relevant ministers,
- Local MPs and MPPs,
- Police and justice associations,
- Municipal associations like AMO and FCM,
- Regional Municipality of Halton
- All municipalities within the Province of Ontario

Should you have any questions, please contact me at mayor@wasagabeach.com or (705) 429-3844 ext. 2225.

Sincerely,



Brian Smith
Mayor, Town of Wasaga Beach

/mps

cc: Federal and provincial government leaders and relevant ministers,
Local MPs and MPPs,
Police and justice associations,
Municipal associations like AMO and FCM,
Regional Municipality of Halton
All municipalities within the Province of Ontario

Monika Farncombe

From: Victim Zero <victimzero2008@gmail.com>
Sent: Thursday, October 30, 2025 4:30 PM
To: Admin
Subject: URGENT for Mayor James Seeley and councillors
Attachments: Fort Erie.pdf; Doug Ford.jpg; Lincoln.jpg; Grimsby.jpg; Carney letter.jpeg; Niagara Falls.jpg; Thorold.jpg; Welland to Ford.jpg; Welland.jpg

Caution! This message was sent from outside your organization.

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Dear elected official of Puslinch,

I hope this message finds you well. My name is Brenda, and I am writing to you not only as a concerned citizen but also from a deeply personal place.

I am reaching out to find a champion councillor to introduce a motion in Puslinch that would implement harsher penalties and greater transparency in the sex offender registry. The entire Niagara region has been rattled, shaken and disturbed by the amount of sex offenders that have been arrested in the last month alone when a registered sex offender broke into a home and raped a 3 year old in her bed.

It is heartening to see that several cities in the Niagara region—such as Lincoln, Thorold, Welland, Grimsby, Port Colborne, St. Catharines, Niagara Falls, Fort Erie and Wainfleet have already taken steps in this direction to pass motions urging our provincial and federal governments to make change. (Please see them attached) Their commitment to protecting vulnerable populations sets a powerful precedent and demonstrates that meaningful change is possible and beneficial for everyone involved. By adopting a similar motion in Puslinch, we can ensure that our communities remain a safe and supportive environment for all residents.

This issue is profoundly important to me due to my child being kidnapped by a stranger almost 17 years ago and raped for over 7 hours. This convicted long term sex offender served 8 years and has been back in jail twice for breaching his conditions and now once again sits in jail in Toronto for trying to kidnap 5 more children this year. This personal journey has shown me the urgent need for stronger protective measures for our community, especially our children.

I kindly urge you and your fellow councillors to consider this motion seriously and take action to join the growing number of cities committed to this cause. I am more than willing to discuss this further and provide any additional information needed.

Thank you very much for your time and consideration.

Sincerely,
Brenda



The Corporation of
the City of
St. Catharines

Mat Siscoe
Mayor

September 12, 2025

The Right Honourable Mark Carney
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

Sent via email: pm@pm.gc.ca

RE: Urgent Support for Mayor Campion and the City of Welland's Call for Reform

Dear Prime Minister Carney,

I am writing to express my strong support for Mayor Frank Campion and the City of Welland in their recent call for reforms following the appalling crime that has so deeply impacted their community. Mayor Campion has been unequivocal, our justice system fails Canadians when repeat violent offenders are allowed back on our streets with little consequence. The tragic results are borne by our citizens, and our communities are losing faith in the institutions that are meant to protect them.

Enough is enough. We have spent several years discussing and debating the need for reforms, but the time for studies and half-measures has passed. As stated by Mayor Campion, we need immediate federal action to:

- Strengthen bail and sentencing provisions for violent repeat offenders;
- Reform or eliminate parole for violent sexual crimes so that a criminal's actions are met with real accountability;
- Ensure communities are properly protected by the tools that already exist.

Canadians are demanding leadership in criminal justice reform. This is not a matter of ideology: for the people of Welland and communities like it across Canada, the lack of reform to this point has had real consequences. The federal government must act decisively, and it must act now.



Premier of Ontario
Premier ministre
de l'Ontario

Legislative Building
Queen's Park
Toronto, Ontario
M7A 1A1

Édifice de l'Assemblée législative
Queen's Park
Toronto (Ontario)
M7A 1A1

September 10, 2025

Mayor Frank Campion
City of Welland

Dear Mayor Campion:

I was horrified to learn about the disgusting assault of a young, innocent child that took place in your community during a recent home invasion. This scumbag deserves to rot in prison for the rest of their life. Our justice system must do everything possible to prioritize the safety of the public over criminals.

I want to thank you for your practical and common-sense proposals to reform Canada's broken bail system to ensure violent, repeat offenders remain behind bars. For our part, Ontario has and will continue to implement every measure possible to crack down on criminals and keep our streets safe. These include additional investments in police and correctional capacity, strengthened enforcement of bail requirements and stricter restrictions for sex offenders.

As you know, criminal law is a federal responsibility. Our government has both publicly and privately been pushing the federal government to get serious about strengthening bail requirements at every opportunity. I will continue to make the case for bail reform to Prime Minister Carney and his government, and I appreciate your support and collaboration as we do so.

Once again, please accept my thanks for your common-sense proposals. Violent and repeat criminals who commit disgusting, heinous crimes have no place on our streets or in our communities. My government will continue to do everything in our power to put criminals behind bars where they belong and keep our children and communities safe.

Sincerely,

A large black rectangular box redacting the signature of Doug Ford.

Doug Ford
Premier of Ontario

c: The Honourable Michael Kerzner, Solicitor General
The Honourable Doug Downey, Attorney General
The Honourable Zee Hamid, Associate Solicitor General
MPP Sam Oosterhoff



**The Municipal Corporation of the Town of Fort Erie
Regular Council Meeting Minutes**

**Monday, October 20, 2025, 6:00 p.m.
Council Chambers**

1. Call to Order

Mayor Redekop called the meeting to order at 6:00 pm.

2. Land Acknowledgement

Councillor Lewis provided a land acknowledgment.

3. Invocation

The Clerk read the Invocation.

4. Roll Call

The Clerk gave the roll call.

Present: His Worship Mayor Redekop and Councillors Christensen, Dubanow, Lewis, McDermott and Noyes

Absent: Councillor Flagg and Regional Councillor Insinna

Staff: C. McQueen, J. Frost, C. Patton, P. Riley, E. Terry and P. Todd

5. Announcements/Addenda

Mayor Redekop made the following announcements:

Matthew House Refugee Ministry - 25th Anniversary

Matthew House Refugee Ministry celebrated its 25th anniversary this past weekend. The Mayor recognized the organization's tremendous growth from humble beginnings to now owning several properties in Fort Erie. He commended its volunteer base and board of directors for their ongoing commitment to supporting asylum seekers and newcomers through housing, employment, and language assistance.

Last Chance Horse and Pony Rescue - 20th Anniversary

Last Chance Horse and Pony Rescue marked its 20th anniversary with a well-attended open house. The Mayor congratulated the organization for its dedication to the rescue and rehabilitation of horses and ponies and highlighted the strong community support and volunteer involvement that continue to sustain the program.

6. Declarations of Pecuniary Interest

6.1 Councillor Lewis - 88-2025

Councillor Lewis declared a pecuniary interest regarding By-law 88-2025, as he works for and represents the Poultry Industry Council (PIC), whose membership includes livestock commodity groups (poultry) that have a direct interest in this by-law.

6.2 Councillor Christensen - 89-2025

Councillor Christensen declared a pecuniary interest regarding item By-law 89-2025 as the Councillor's property is one of those listed as receiving a rebate and reduction going forward.

7. Notice of Upcoming Public Meetings and Open Houses

None.

8. Regional Councillor Report

None.

9. Presentations and Delegations

9.1 Steven Soos, Alicia Googoo and Melissa Googoo

Publication of the Sex Offender Registry

Steven Soos and Alicia Googoo appeared before Council requesting that Council support a resolution urging the Ontario and Canadian governments to make the Sex Offender Registries public. It was noted that several Niagara municipalities have passed similar resolutions and that copies be sent to relevant provincial, federal, and local agencies.

Resolution 1

Moved by: Councillor McDermott

Seconded by: Councillor Dubanow

That: Council supports the City of Thorold's resolution requesting that the Province of Ontario make the Sex Offender Registry public, and further

That: Council also requests that the Federal Government of Canada make the national Sex Offender Registry public; and further

That: copies of this resolution be sent to the Prime Minister of Canada, Federal Minister of Justice, Ontario Solicitor General, Attorney General of Ontario, Association of Municipalities of Ontario (AMO), Federation of Canadian Municipalities (FCM), and local organizations including the Kristen French Child Advocacy Centre and the Niagara Sexual Assault Centre.

Carried

10. Public Meetings

None.

11. Consent Agenda

Resolution 2

Moved by: Councillor Christensen

Seconded by: Councillor McDermott

That: Council approves the consent agenda as recommended.

Carried

11.1 Minutes

11.1.1 Regular Council Minutes - September 22, 2025

11.1.2 Council-in-Committee Minutes - October 6, 2025

11.2 Correspondence

11.2.1 Receive - City of Thorold

Publication of the Sex Offender Registry

11.3 Board/Committee Minutes

11.3.1 Receive and Refer Recommendation to Staff - Accessibility Advisory Committee - September 23, 2025

That: The Fort Erie Accessibility Advisory Committee requests that the Town's Traffic Coordinating Committee create an accessible parking space in front of the Stevensville Post Office, which will require that the space be moved back in order to meet Traffic By-law requirements and include a rear hatch mark for those vehicles with a rear exit and a curb cut, similar to the design used in downtown Ridgeway.

Carried

11.3.2 Receive - Community Health Care Services Committee - September 16, 2025

11.3.3 Receive - Museum and Cultural Heritage Advisory Committee - September 10, 2025

11.3.4 Receive - Mayor's Youth Advisory Committee - September 22, 2025

11.3.5 Receive - Senior Citizens Advisory Committee Minutes - September 3, 2025

11.3.6 Receive - Crystal Beach Business Improvement Area Board of Management - September 10, 2025 and October 8, 2025

11.3.7 Receive - Ridgeway Business Improvement Area Board of Management - July 2, 2025, August 6, 2025, September 3, 2025 and October 1, 2025

11.4 Reports

11.4.1 Memo - Community Health Services Update

12. Reports

None.

13. New Business/Enquiries

13.1 Ministry of Municipal Affairs and Housing

Re: Declaration of Official Plan Conformity under Section 26 of the *Planning Act, R.S.O. 1990*

Resolution 3

Moved by: Councillor Dubanow

Seconded by: Councillor Lewis

Whereas Section 26(1) of the Planning Act, R.S.O. 1990, c. P.13, requires that a municipality revise its Official Plan to ensure that it:

a) conforms with provincial plans or does not conflict with them, as the case may be;

b) has regard to the matters of provincial interest listed in Section 2 of the Planning Act;

c) is consistent with policy statements issued under subsection 3(1) of the Planning Act, and

Whereas the Council of Corporation of the Town of Fort Erie has undertaken a comprehensive review of the Official Plan, including public consultation, engagement with Indigenous communities, and consideration of provincial policy documents, and

Whereas the revised Official Plan has been prepared in accordance with the requirements of the Planning Act, and reflects the current planning framework, community needs, and provincial interests, and

Whereas Section 26(7) of the Planning Act, R.S.O. 1990, c. P.13, requires that each time the Official Plan is revised under subsection (1), the Council shall, by resolution, declare to the approval authority that the Official Plan meets the requirements of clauses (1)(a), (b), and (c);

Now therefore, be it resolved,

That: Council of the Town of Fort Erie hereby declares that the Official Plan meets the requirements of Section 26(1) and Section 26(7) of the Planning Act, and further

That: Council directs staff to submit the revised Official Plan and this resolution to the Ministry of Municipal Affairs and Housing for review and approval, as required, and further

That: Council affirms its commitment to ongoing collaboration with provincial authorities and community stakeholders to ensure the Official Plan remains responsive to evolving needs and priorities.

Carried

13.2 Notice of Resignation - Jade Galloway - Bridgeburg Station Downtown Business Improvement Area Board of Management

Resolution 4

Moved by: Councillor McDermott

Seconded by: Councillor Christensen

That: Council accepts the resignation of Jade Galloway from the Bridgeburg Station Downtown Business Improvement Area Board of Management, and further

That: Council directs staff to proceed with filling the vacancy in accordance with the Procedural By-law.

Carried

13.3 Notice of Resignation - Giulia Piazza - Mayor's Youth Advisory Committee

Resolution 5

Moved by: Councillor Dubanow

Seconded by: Councillor Noyes

That: Council accepts the resignation of Giulia Piazza from the Mayor's Youth Advisory Committee, and further

That: Council directs staff to proceed with filling the vacancy in accordance with the Procedural By-law.

Carried

13.4 Councillor Dubanow - Rodent Issue

Councillor Dubanow addressed recent community concerns regarding rodent activity in certain neighbourhoods, emphasizing the importance of reporting sightings to the Town. He reminded the public of the existing rebate program available to assist with extermination costs and encouraged continued collaboration between residents, staff, and public health officials to monitor and manage the issue.

13.5 Councillor Lewis - Illegal Dumping/ Garbage Overflow

Councillor Lewis raised concerns regarding illegal dumping and overflowing waste bins, particularly in public areas and parks. He highlighted the need for improved litter management and suggested that staff explore community initiatives such as an “Adopt-a-Park” or “Don’t Be a Litterbug” campaign to promote civic pride and shared responsibility for maintaining clean and welcoming public spaces.

13.6 Councillor Lewis - Municipal Heritage Designation

Councillor Lewis requested that a broader discussion take place regarding the Town's approach to designating heritage properties. He emphasized the need to assess priorities, potential alternatives to full designation, and future direction for cultural heritage preservation within the municipality.

14. Closed Session

Resolution 6

Moved by: Councillor Dubanow

Seconded by: Councillor Noyes

That: Council approves the Closed Session Meeting Minutes of September 8, 2025; and

That: Council appoints Jaiden Domize, Harper Heaton and Leah Sandel to the Mayor's Youth Advisory Committee for the term ending November 14, 2026, or until their successors are appointed.

Carried

15. Motions

15.1 Councillor Noyes

Re: Consideration of a Splash Pad at AC Douglas Park - 2026 Capital Budget

Resolution 7

Moved by: Councillor Noyes

Seconded by: Councillor Dubanow

Whereas A.C. Douglas Park is a key community park serving residents in the growing Douglastown-Black Creek neighbourhood; and

Whereas the addition of a splash pad at A.C. Douglas Park would enhance the park's recreational amenities and provide a safe, accessible and family-friendly outdoor activity during the summer months; and

Whereas under the *Municipal Act, 2001*, as amended, the Head of Council is required to propose the municipal budget each year, and Council may, through resolution, identify priorities for consideration during the budget review and amendment process;

Now, therefore be it resolved,

That: Consideration be given to the inclusion of a splash pad at A.C. Douglas Park in the Town's 2026 Capital Budget.

Carried

16. Notice of Motion

16.1 Councillor Lewis - Removal of Parking Meter

Councillor Lewis provided notice of motion regarding the removal of the parking meter at the Erie Road Municipal Parking Lot.

Returnable November 17, 2025.

17. Consideration of By-laws

By-law 88-2025 was removed from the By-law package and considered separately due to Councillor Lewis's pecuniary interest.

Resolution 8

Moved by: Councillor Dubanow

Seconded by: Councillor Noyes

That: By-law 88-2025 To appoint a Municipal Livestock Valuer and Investigator for the Town of Fort Erie, and to repeal By-law 120-09 be given first and second reading.

Carried

Resolution 9

Moved by: Councillor Christensen

Seconded by: Councillor McDermott

That: By-law 88-2025 be given third and final reading to be signed by the Mayor and Clerk under the corporate seal.

Carried

By-law 89-2025 was removed from the By-law package and considered separately due to Councillor Christensen's pecuniary interest.

Resolution 10

Moved by: Councillor Lewis

Seconded by: Councillor McDermott

That: By-law 89-2025 To Authorize Applications for the Cancellation, Reduction or Refund of Taxes Levied for the Years 2023, 2024 and 2025, be given first and second reading.

Carried

Resolution 11

Moved by: Councillor Lewis

Seconded by: Councillor McDermott

That: By-law 89-2025 be given third and final reading to be signed by the Mayor and Clerk under the corporate seal.

Carried

Resolution 12

Moved by: Councillor Dubanow

Seconded by: Councillor Lewis

That: By-law 90-2025 To Confirm the Actions of Council at its Council-in-Committee Meeting held on October 6, 2025 and its Regular Council Meeting held on October 20, 2025, is given first and second reading.

Carried

Resolution 13

Moved by: Councillor Noyes

Seconded by: Councillor Dubanow

That: By-law 90-2025 is given third and final reading to be signed by the Mayor and Clerk under the corporate seal.

Carried

18. Scheduling of Meetings

Members of Council announced upcoming Boards and Committees meetings.

19. Adjournment

Resolution 14

Moved by: Councillor Dubanow

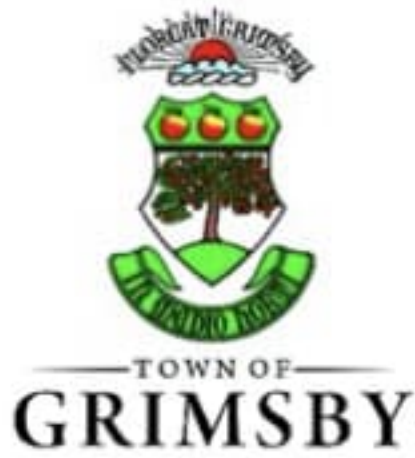
Seconded by: Councillor Lewis

That: Council adjourns at 6:54 pm to reconvene into a Regular Meeting of Council on November 17, 2025.

Carried

Mayor

Clerk



**The Corporation of the Town of Grimsby
Administration**

Office of the Town Clerk

160 Livingston Avenue, Grimsby, ON L3M 0J5

Phone: 905-945-9634 Ext. 2171 | **Fax:** 905-945-5010

Email: vsteele@grimsby.ca

September 22, 2025

SENT VIA E-MAIL

premier@ontario.ca

Attention: The Honourable Doug Ford, Premier of Ontario

**RE: Resolution – Endorse City of Thorold Resolution Re: Publication of the
Sexual Offender Registry**

Please be advised that the Council of the Corporation of the Town of Grimsby at its meeting held on September 22, 2025, passed the following resolution:

C-25-191

Moved: Councillor Baradziej

Seconded: Councillor Charrois

Resolved that Council vote to support the City of Thorold's resolution regarding the publication of the sexual offender registry.

The original resolution from the City of Thorold is attached to this letter for your reference. If you require any additional information, please let me know.

Regards,



Victoria Steele
Town Clerk

CC:

Hon. Doug Downey, Attorney General of Ontario

Hon. Michael S. Kerzner, Solicitor General of Ontario

Regional Municipality of Niagara

Local Area Municipalities

Local Area MPs

Local Area MPPs





4800 SOUTH SERVICE RD.,
BEAMSVILLE, ON L3J 1L3
905-563-2799

September 24, 2025

SENT VIA EMAIL: mark.carney@parl.gc.ca

Right Hon. Prime Minister, Mark Carney
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

RE: **Town of Lincoln Council Resolution – Bail Reform to Strengthen Community Safety**

Please be advised that Council of the Corporation of the Town of Lincoln at its Council meeting held on September 22, 2025, endorsed the attached correspondence from the City of Thorold dated September 10, 2025, regarding Publication of the Sexual Offender Registry, and the Premier of Ontario, the Honourable Doug Ford, dated September 10, 2025, regarding Bail Reform, and passed the following motion regarding Bail Reform to Strengthen Community Safety:

Resolution Number: RC-2025-82

Moved by Mayor Easton; Seconded by Councillor Greg Reimer

WHEREAS the Town of Lincoln shares in the grief, shock, and outrage of the City of Welland and all Niagara residents following the recent tragic and violent act that has shaken the community's sense of safety; and

WHEREAS municipalities are on the front lines of community safety, bearing the direct impact when criminal laws and justice systems fail to adequately protect residents from repeat violent offenders; and

WHEREAS the Premier of Ontario, the Honourable Doug Ford, has joined the call of the City of Welland by urging the Government of Canada to deliver urgent and lasting reforms to criminal laws and the bail system to ensure that violent offenders are not released back into communities where they pose ongoing risks to public safety as attached as Appendix 'A'; and



The City of Niagara Falls, Ontario

Resolution

September 16, 2025

No. 18 – Motion - Call for Reforms Following Heinous Crime in Welland

Moved by: Councillor Mona Patel

Seconded by: Councillor Chris Dabrowski

Motion

WHEREAS the recent assault of a child in Welland has shaken our entire region, and our communities share in the grief and outrage.

WHEREAS this horrific crime was committed by a repeat offender, highlighting the failures of the current justice system.

WHEREAS the revolving door of justice is putting our children, families, and neighborhoods at risk, with offenders too often released back into our communities.

THEREFORE, BE IT RESOLVED THAT the City of Niagara Falls stand with the City of Welland in calling on the Provincial and Federal Governments to take urgent action to:

- End the revolving door justice system.
- Strengthen bail laws and ensure repeat offenders are kept off our streets.
- Impose tougher sentencing for serious crimes, particularly those involving children.
- Strengthen and expand the Sexual Offender Registry, including stronger monitoring and restrictions for repeat and high-risk offenders.

BE IT FURTHER RESOLVED THAT a copy of this resolution be sent to the Prime Minister, the Premier and all Niagara municipalities, all Niagara Members of Provincial Parliament, all Niagara Members of Parliament, the Minister of Justice and Attorney General of Canada, the Minister of Public Safety, the Attorney General of Ontario, and the Solicitor General of Ontario, urging them to join this call for action to protect our communities.

AND The Seal of the Corporation to hereto affixed.

Carried Unanimously

WILLIAM G. MATSON
CITY CLERK

JAMES M. DIODATI



September 10, 2025

SENT ELECTRONICALLY

To All Concerned Organizations

Re: 14.3 Publication of the Sexual Offender Registry – City of Thorold Council Resolution

Please be advised that the Council of the Corporation of the City of Thorold, at its meeting held on September 9, 2025, considered the aforementioned topic and passed the following resolution:

The Corporation of the City of Thorold enacts as follows:

WHEREAS the current provisions of *Christopher's Law (Sex Offender Registry)*, 2000, restrict access to the Ontario Sex Offender Registry to law enforcement agencies, limiting public awareness of individuals convicted of sexual offences living within their communities;

WHEREAS public access to information about registered sex offenders can empower City residents to take informed precautions to enhance community safety, particularly for vulnerable populations such as children;

AND WHEREAS transparency and access to information are key components of public safety policy, and a public version of the registry could balance safety and privacy;

NOW THEREFORE BE IT RESOLVED that Council for Corporation of the City of Thorold enacts as follows:

1. That Council **FORMALLY REQUESTS** that the Government of Ontario amend *Christopher's Law (Sex Offender Registry)*, 2000, to permit public access to the Ontario Sex Offender Registry; and
2. That a copy of this resolution **BE CIRCULATED** to the Premier of Ontario, the Attorney General of Ontario, the Solicitor General of Ontario, all regional Members of Provincial Parliament, and Niagara region municipalities.



September 4, 2025

The Honourable Doug Ford

Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Re: Call for Reforms Following Heinous Crime in Welland

Dear Premier Ford,

On behalf of the City of Welland, I write to you with a heavy heart following the recent brutal sexual assault of a three-year-old child in our community. This devastating act has shocked and horrified our residents, leaving families shaken and demanding urgent action to ensure such a tragedy is never repeated.

While no legislation can erase the trauma inflicted, this horrific crime compels us to reflect on the inadequacy of our current justice system in protecting the most vulnerable. Specifically, I urge your government to consider:

- **Reform to bail and sentencing provisions** to ensure that individuals charged with, or convicted of, violent sexual crimes face stricter consequences, with no opportunity for early release in cases of extreme brutality.
- **Elimination of parole for heinous offences of this nature**, ensuring that offenders serve their full sentences without exception.
- **More stringent use and enforcement of the National Sex Offender Registry**, with mechanisms to better protect communities by ensuring timely awareness of offenders residing in their midst.

Canadians must be confident that our justice system prioritizes public safety above all else, and particularly the safety of children. Communities like Welland cannot bear the weight of knowing that gaps in legislation or enforcement might allow such offenders to harm again.

Premier Ford, I ask for your leadership in strengthening these protections at the national level. Our residents, and indeed all Canadians, deserve to know that every measure possible is being taken to safeguard our children.

Thank you for your attention to this urgent matter. I would welcome the opportunity to discuss this further with you and your government.

Sincerely,

Frank Campion
Mayor

September 29, 2025

SENT VIA EMAIL

Attention: Honorable Michael Parsa

At its meeting on September 23, 2025, Welland City Council passed the following motion:

"THAT Council formally requests the Province of Ontario to expand the Victim Quick Response Program+ (VQRP+) beyond immediate, short-term emergency relief, to include long-term, practical supports for victims of violent crime - considering the recent sexual assault of a three-year-old child in Welland (August 31, 2025)—by considering:

- 1. Broader compensation-style supports, including:**
 - Replacement of essential personal and household items
 - Relocation or moving expenses
 - Income loss or wage replacement compensation
 - Broader healthcare-related supports
- 2. Flexible application timelines for children and sexual assault survivors, removing strict deadlines that may hinder access to needed assistance.**
- 3. Recognition of trauma-informed restorative needs, such as the right to replace items that serve as reminders of violence, to help restore dignity and well-being.**
- 4. An interministerial review be undertaken to align Ontario's victim support programs with best practices across Canadian jurisdictions."**

NOW THEREFORE, BE IT RESOLVED THAT copies of this motion be forwarded to the Ontario Ministry of Children, Community and Social Services and the local MPP, urging immediate policy reform.

Yours truly,



Tara Stephens

Director of Legislative Services/City Clerk

c.c.: - J. Burch, Ontario MPP, sent via-e-mail

Justine Brotherston

To: Admin
Subject: RE: Consultation on the proposed boundaries for the regional consolidation of Ontario's conservation authorities

From: ca.office (MECP) <ca.office@ontario.ca>

Sent: Friday, November 7, 2025 4:25 PM

To: ca.office (MECP) <ca.office@ontario.ca>

Subject: Consultation on the proposed boundaries for the regional consolidation of Ontario's conservation authorities

Caution! This message was sent from outside your organization.

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

** This message is being sent on behalf of Chloe Stuart, Assistant Deputy Minister, Land and Water Division, MECP and Hassaan Basit, Chief Conservation Executive, MECP **

Greetings,

We are writing to notify you of a policy proposal available for comment on the [Environmental Registry of Ontario](#) at posting #025-1257 which is part of the government's actions to improve conservation authorities.

We are seeking feedback on proposed boundaries for the consolidation Ontario's 36 conservation authorities into regional conservation authorities, and the criteria applied to inform the proposed boundaries. The policy proposal notice includes maps depicting the proposed boundaries for the regional conservation authorities and discussion questions relevant to the planning for the future state.

The province's decision on the number and configuration of regional conservation authorities will be finalized following further technical analysis and consideration of the feedback received during this consultation phase. The province is also planning to consult further, at a future date, on potential amendments to the *Conservation Authorities Act* and regulations under the Act, to enable the consolidation of conservation authorities.

No changes are proposed to the overall extent of conservation authority jurisdiction within the province, and under consolidation, the new regional conservation authorities would remain independent organizations operating with municipal governance and oversight, in accordance with requirements under the *Conservation Authorities Act*, as administered by the Ministry of the Environment, Conservation and Parks.

In addition, the important work that conservation authorities do to protect people and property from the risks of flooding and other natural hazards will not change. Regional conservation authorities would continue to deliver provincially mandated programs. These include drinking water source protection under the *Clean Water Act*, managing development and other activities in areas at risk of natural hazards—such as floodplains, shorelines, watercourses, and wetlands—and providing flood forecasting and warning services. Conservation authorities would continue to manage their lands and recreational trails, providing Ontarians access to local natural areas and outdoor activities. Regional conservation authorities would also continue to be able to provide additional municipal and other watershed programs and services set out under the *Conservation Authorities Act*. Existing

conservation authority board members would continue to serve until the expiration of their terms next year, with changes to governance and structure to be initiated following municipal elections in October 2026.

This proposal is part of broader action that Ontario is proposing to take to improve the conservation authority system to reduce duplicative costs, free-up resources, and better align the work of conservation authorities with provincial priorities on housing, infrastructure, the economy and climate resilience. These actions include the creation of the Ontario Provincial Conservation Agency to provide centralized leadership and oversight of conservation authorities, proposed by the Government on November 6, 2025, in [Bill 68, Plan to Protect Ontario Act \(Budget Measures\), 2025](#).

To learn more about this proposal, a virtual information session for municipalities will be held on **Tuesday, November 18, 2025, at 2pm**. To register for this session, please email ca.office@ontario.ca.

The Environmental Registry comment period for posting #025-1257 will close at 11:59pm on December 22, 2025. Comments may be submitted through the Registry or by email to the conservation authorities section team at the Ministry of the Environment, Conservation and Parks, via ca.office@ontario.ca.

Thank you,

Chloe Stuart
ADM, Land and Water Division
Ministry of the Environment, Conservation and Parks

Hassaan Basit
Chief Conservation Executive
Office of the Chief Conservation Executive



Taking pride in strengthening Ontario, its places and its people

Please Note: As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.



377, rue Bank Street
Ottawa, Ontario K2P 1Y3
tel./tél. 613 236 7238
fax/télé. 613 563 7861
www.cupw-sttp.org



CUPW respectfully acknowledges this office is located on the traditional unceded territory of the Anishinaabeg People.

Le STTP reconnaît, en tout respect, que son bureau est situé sur le territoire traditionnel et non cédé des peuples anishinaabés.

BY EMAIL AND MAIL

September 23, 2025

Mayor James Seeley
Township of Puslinch
7404 Wellington Rd 34
Puslinch ON N0B 2J0

RECEIVED
OCT 20 2025
Township of Puslinch

Dear Mayor Seeley,

Re: Upcoming Mandate Review of Canada Post Could Affect Jobs and Services in Your Community

I am writing you to let you know that the Federal Government is planning a mandate review of Canada Post from October 2025 to March 2026. At this time, we do not have details regarding the format, process or terms of reference. We are very concerned that there is no guarantee of public or stakeholder consultation ([please see enclosure](#)).

I had written you earlier this year about the Industrial Inquiry Commission (IIC) launched to review negotiations between Canada Post and our union. Unfortunately, it examined issues that were beyond collective bargaining and made some recommendations for drastic service cuts. Notably, these were in the form of post office closures and to resume conversion to community mailboxes – something the first Liberal Government after Harper was elected to stop.

CUPW's recommendations for expanded services, including things like postal banking, seniors check ins, community hubs, the reinstatement of an improved Food Mail Program, were rejected as a means to immediately address the financial challenges faced by Canada Post. This, despite the fact that many individuals, municipalities and organizations have supported our efforts over the years.

Canada Post also used the IIC to set up its demands for regulatory changes that could form the basis of the mandate review. We believe that regulatory changes should only be examined after Canada Post returns to stabilized operations, the full impact of the January 2025 stamp price increase is realized, and when parcel volumes reflect sectoral demand.

Canadians deserve to have their say on a public service they own. Our Federal Government must respect their voice, their needs, their communities, including those in rural, remote and Northern locations, workers and their rights, and safeguard public services and jobs – not try to quietly erode them.

I am asking your municipality to:

- 1) Pass a resolution asking for a delay on this mandate review,
- 2) Ask the Government to commit to a fully transparent, public process involving input and hearings from all stakeholders in all regions, and;



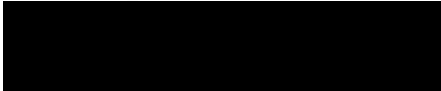


- 3) Make a written and/or oral submission to the upcoming mandate review – if you have the capacity and depending upon how the review is structured.

Should you have any questions or concerns, please feel free to reach out to me via Vanessa Murenzi at vmurenzi@cupw-sttp.org

Thank you for your attention to this matter.

Sincerely,



Jan Simpson
National President
Canadian Union of Postal Workers

Encl.

PS - We are pleased to see some municipal-level pushback around the unilateral change in delivery practice for the red flags on rural mailboxes. This has raised concerns, in particular for elderly residents and those with mobility issues, who now have to go to their mailbox to check for mail.

c.c.:

National Executive Board
Regional Executive Committees
CUPW Locals
CUPW Specialists

/mlg cope 225





377, rue Bank Street
Ottawa, Ontario K2P 1Y3
tel./tél. 613 236 7238
fax/téléc. 613 563 7861
www.cupw-sttp.org



CUPW respectfully acknowledges this office is located on the traditional unceded territory of the Anishinaabeg People.

Le STTP reconnaît, en tout respect, que son bureau est situé sur le territoire traditionnel et non cédé des peuples anishinaabés.

Appendix A

Canada Post Corporation Review

Notionally, public consultations may be undertaken to consider the Canadian Postal Service Charter (2009) and to get a pulse on Canadians' needs and use of the postal service. Should engagement be necessary, the goal would be obtain [sic] views from Canadians and stakeholders to redefine the government's service-oriented vision for Canada Post, in a context where the postal industry landscape has changed, the needs of Canadians have evolved, and the volume of mail and letters has declined significantly to the point where Canada Post's sustainability has been undermined.

Source: Secretariat, Treasury Board of Canada. 2025. "Consulting with Canadians." Canada.ca. <https://www.canada.ca/en/government/system/consultations/consultingcanadians.html>. Accessed September 5, 2025. Search term "Canada Post Corporation Review"



Federal Government Plan: Canada Post Corporation Review

WHEREAS the Federal Government has announced a planned Canada Post Corporation Review from October 1, 2025 to March 31, 2026 as follows:

Notionally, public consultations may be undertaken to consider the Canadian Postal Service Charter (2009) and to get a pulse on Canadians' needs and use of the postal service. Should engagement be necessary, the goal would be obtain [sic] views from Canadians and stakeholders to redefine the government's service-oriented vision for Canada Post, in a context where the postal industry landscape has changed, the needs of Canadians have evolved, and the volume of mail and letters has declined significantly to the point where Canada Post's sustainability has been undermined.¹

WHEREAS the current plan does not ensure that there will be any public consultation or engagement with all stakeholders, and the process and terms of reference for the mandate review have yet to be announced.

WHEREAS the recent Industrial Inquiry Commission report recommended service cuts in the form of post office closures and the reintroduction of the community mailbox conversion plans of the last Federal Conservative government.

WHEREAS it will be crucial for the mandate review to hear the views from municipalities on key issues, including maintaining Canada Post as a public service, the importance of maintaining the moratorium on post office closures, improving the Canadian Postal Service Charter, home mail delivery, parcel delivery, keeping daily delivery, improving postal banking, greening Canada Post, EV charging stations, food delivery, improving delivery to rural, remote and Indigenous communities, and developing services to assist people with disabilities and help older Canadians to remain in their homes for as long as possible – and at the same time, helping to ensure that good jobs stay in their communities and that Canada Post can remain financially self-sustaining.

THEREFORE, BE IT RESOLVED that (name of municipality) formally writes the Minister of Government Transformation, Public Works and Procurement, Joël Lightbound, to demand that no mandate review takes place until Canada Post returns to stabilized operations, until the full impact of the stamp price increase is realized, and until parcel volumes reflect sectoral demand.

THEREFORE, BE IT RESOLVED that (name of municipality) will include in its letter to Minister Lightbound that any review of Canada Post and the Canadian Postal Service Charter must be done through a full and thorough transparent public review of Canada Post, including public hearings, with all key stakeholders, in every region of Canada.

THEREFORE, BE IT RESOLVED that (name of municipality) will make a written submission and/or participate in hearings to provide input in the upcoming mandate review of Canada Post.

¹ Secretariat, Treasury Board of Canada. 2025. "Consulting with Canadians." Canada.ca. <https://www.canada.ca/en/government/system/consultations/consultingcanadians.html>. Accessed September 5, 2025. Search term "Canada Post Corporation Review"

MAILING INFORMATION

- 1) Please send your resolution to the Minister responsible for Canada Post, and your Member of Parliament:

- Joël Lightbound, Federal Minister of Government Transformation, Public Works and Procurement, House of Commons, Ottawa, Ontario, K1A 0A6
- Your Member of Parliament

Note: Mail may be sent postage-free to any member of Parliament. You can get your MP's name, phone number and address by going to the Parliament of Canada website at

<https://www.ourcommons.ca/Members/en>

- 2) Please send copies of your resolution to:

- Jan Simpson, President, Canadian Union of Postal Workers, 377 Bank Street, Ottawa, Ontario, K2P 1Y3
- Rebecca Bligh, President, Federation of Canadian Municipalities, 24 Clarence St, Ottawa, Ontario, K1N 5P3

From: MEPCO <mepco@mepco.ca>
Sent: Monday, October 27, 2025 10:34 AM
To: Justine Brotherston
Subject: OMERS Governance Review & MEPCO Annual Report

Follow Up Flag: Follow up
Flag Status: Flagged

This sender is trusted.



MEPCO – created by AMO – is the voice of municipal employers that contribute to the OMERS Pension Plan. Your contributions to MEPCO help AMO appoint highly qualified people to the OMERS' boards and allow MEPCO to advocate on pension issues that matter to municipal employers.

OMERS Governance Review, MEPCO Annual Report

Update on the OMERS Governance Review

In late 2024, the Ministry of Municipal Affairs and Housing notified OMERS that the Province would conduct a review of the Plan governance. In early 2025, Robert Poirier was appointed to lead the review as a special advisor.

MEPCO participated in the review on behalf of AMO and municipal employers, including meeting with the special advisor on two occasions and providing a written submission outlining MEPCO's position on OMERS governance. MEPCO and AMO's position is that there is always room for improvement and evolution when it comes to governance, but no significant changes to OMERS' governance are required. Rather, there is a risk of compromising confidence in the plan. MEPCO and AMO believe that the Administration Corporation must remain accountable to the sponsors that fund OMERS. We object to any changes that would reduce municipal employers' ability to oversee the plan and increase financial risks to municipalities.

MEPCO and AMO await next steps from the Ministry of Municipal Affairs & Housing on the governance review process and will provide an update on any recommendations from the review process, once available.

Why is the government conducting an OMERS governance review?

Some OMERS Plan sponsors called for a governance review after the OMERS Sponsors Corporation completed a regular review of contribution rates and identified that lower-paid plan members were subsidizing the retirement benefits of higher-paid plan members. Contribution rates were adjusted to reallocate the financial burden in a more equitable way, which saw most plan members contributing less and the top 30% of earners contributing more. MEPCO supported these adjustments. The contribution rate review is good evidence that the current governance structure is effective.

Annual Report

On behalf of the MEPCO Board of Directors, MEPCO is pleased to provide its [2024 Annual Report](#). The Report includes an overview of MEPCO's work throughout the year and key OMERS-related developments.

In 2024, MEPCO continued to provide pension expertise and advice to AMO to fulfill its role as an OMERS Plan sponsor on behalf of municipal employers. MEPCO's work includes advocating for a sustainably funded pension plan and supporting effective pension governance through the recruitment for OMERS' two governing boards.

2025 Mid-Year Investment Results

OMERS has released its 2025 mid-year investment results reporting a net investment return of 2.2% or a gain of \$3.1 billion between January 1 and June 30. These results bring the Plan's net assets to \$140.7 billion as of June 30, 2025. More information is available on the [OMERS website](#).

For more information on how MEPCO supports AMO with fulfilling its role as an OMERS Plan Sponsor, MEPCO created a [short information sheet](#). We encourage you to review this resource and share with others at your municipality or DSSAB who are interested in MEPCO's work.

Follow MEPCO on [LinkedIn](#).

Municipal Employer Pension Centre of Ontario

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

This email was sent to jbrotherston@puslinch.ca.

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THE PUSLINCH PROFILE FEATURES

The Donkey Sanctuary of Canada



📍 6891 Concession 4, Puslinch, ON

✉ info@thedonkeysanctuary.ca

☎ 519-836-1697

The Donkey Sanctuary of Canada (DSC) has been a cornerstone in Puslinch since 1992, when it was founded by Sandra Pady. What began with a simple mission - to provide safe haven for donkeys, mules, and hinnies who are unwanted, neglected, or whose owners can no longer care for them - has grown into a respected charitable organization known nationwide for its specialized care and advocacy. Today, the DSC continues to rescue, rehabilitate, and provide lifelong sanctuary to equines in need, while also educating the public about donkey welfare, responsible ownership, and the special bond these animals share with people.

Beyond its farm in Puslinch, the DSC has expanded its reach through programs like the Host Farm initiative, which places donkeys in approved homes while ensuring their lifelong care. The sanctuary not only enriches the lives of the animals it rescues but also strengthens the local community by welcoming visitors, hosting educational events, and raising awareness about humane treatment of all animals. As a charitable non-profit, the DSC relies on the support of the community through donations, volunteering, and event participation to continue its mission. By supporting the sanctuary, residents are helping preserve a truly unique organization that reflects the heart of the community: compassion, care, and a commitment to making a lasting difference.

234-2025-4857

November 12, 2025

Dear Head of Council,

On October 23, 2025, our government introduced the *Fighting Delays, Building Faster Act, 2025* ([Bill 60](#)). Through this legislation and other changes, we are protecting Ontario's economy and keeping workers on the job by cutting red tape, getting shovels in the ground faster and supporting the construction of homes, roads and infrastructure.

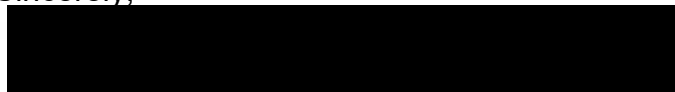
The bill contains bold actions, creating the conditions for building housing and transportation infrastructure faster to support families, attract investments, create good jobs and keep Ontario competitive.

You are invited to review the [Environmental Registry of Ontario](#) and [Regulatory Registry of Ontario](#) posting links provided with this letter and share any feedback you may have.

If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at Tanner.Zelenko@ontario.ca.

In the face of economic uncertainty, we must protect Ontario. I look forward to continued collaboration with you, our municipal partners, to build the more prosperous, resilient and competitive economy that Ontario needs today, tomorrow, and in the decades to come.

Sincerely,



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

- c. Prabmeet Sarkaria, Minister of Transportation
Doug Downey, Attorney General of Ontario
Todd McCarthy, Minister of the Environment, Conservation and Parks & Acting Minister of Infrastructure
Graydon Smith, Associate Minister of Municipal Affairs and Housing
Robert Dodd, Chief of Staff, Minister's Office
Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing
Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing
Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing
Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
David McLean, Assistant Deputy Minister, Municipal Affairs and Housing
Caspar Hall, Assistant Deputy Minister, Municipal Affairs and Housing
Sean Fraser, Assistant Deputy Minister, Municipal Affairs and Housing
Municipal Chief Administrative Officers

Development Charges Act – Ministry of Municipal Affairs and Housing

Schedule 3 of the Bill would make amendments to the *Development Charges Act, 1997*.

Land Acquisition Costs

A new subsection 7 (3.1) of the *Development Charges Act, 1997* would require development charge-eligible land acquisition costs to be part of a class in a development charge by-law consisting only of those costs. Land acquisition costs would, pursuant to a new section 5.3, be exempted from the historic service level cap, and these costs, for certain services, would be limited to those that relate to the ten-year period after the background study.

A new subsection 35 (1.1) of the Act would provide that money in an existing reserve fund established to pay for growth-related capital costs of eligible services can continue to be used for growth-related land acquisition costs of the applicable service, so long as those costs are not being paid from the reserve fund for the land acquisition class.

Requiring Local Service Policies

A new subsection 59 (2.2) of the Act would require municipalities that levy development charges to establish local service policies for each service to which the by-law relates and for which a part of the service would be provided as a local service.

The local service policy must identify the works or classes of works that are intended to be for the provision of local services. It could also identify works or classes of works that are not intended to be for the provision of local services (e.g. works that would be funded through development charges) or works or classes of works that would only partially be intended to be for the provision of local services.

A municipality could not require a work for the provision of local service to be paid for or constructed as a condition of land division if it is not identified as being intended to be so provided in the local service policy. This rule applies on the earlier of 18 months after Royal Assent or the day on which the local service policy is established.

The municipality would need to send a copy of the local service policy to the Minister of Municipal Affairs and Housing on request, by the date specified in the request.

If a local service policy has been established, it must be reviewed and a resolution passed by council at the same time as a development charge by-law is passed, indicating whether revisions would be needed.

Requiring Treasurer's Statements to be Submitted by a Specific Date

Subsection 43 (1) of the Act is amended to require the municipal treasurer to give council a development charges financial statement (commonly referred to as the treasurer's statement) on or before June 30 annually. Subsection 43 (3) of the Act is amended to require the treasurer to give a copy of the financial statement to the Minister of Municipal Affairs and Housing no later than July 15 of the year in which the statement is provided to council.

Requiring Municipal Documents to be Submitted to the Ministry on Request

A new subsection 10 (5) of the Act would require municipal councils to give a copy of the development charge background study to the Minister of Municipal Affairs and Housing on request, by the deadline specified in the request

A new subsection 13 (5) of the Act, requires municipal councils to give a copy of the development charge by-law passed by the municipality to the Minister on request, by the deadline specified in the request.

You may provide your comments on the proposed changes to the *Development Charges Act, 1997* through the Ontario Regulatory Registry ([25-MMAH018](#)) from October 23, 2025 to November 22, 2025.

Municipal Act – Ministry of Municipal Affairs and Housing

Schedule 7 of the Bill propose changes to the *Municipal Act, 2001*, to transfer jurisdiction over water and wastewater (sewage) services from Peel Region to the lower-tier municipalities of Mississauga and Brampton, and Caledon, effective January 1, 2029, or a different date as prescribed by the Minister. The proposed amendments prevent the transfer of jurisdiction over water and wastewater back from the lower-tier municipalities to Peel Region using existing authority to transfer services in the *Municipal Act, 2001*.

You may provide your comments on the proposed changes to the *Municipal Act, 2001*. through the Environmental Registry of Ontario (ERO) notice and the Ontario Regulatory Registry ([025-1098](#)) from October 23, 2025 to November 22, 2025.

Planning Act – Ministry of Municipal Affairs and Housing

Schedule 10 of the Bill proposes the following amendments to the *Planning Act* that would help create the conditions necessary to support housing and community development. If passed, the proposed changes would:

- Provide authority for the Minister to make regulations that would remove the need for certain minor variances,
- Allow certain official plan amendments modifying the authorized uses of land within a Protected Major Transit Station Areas (PMTSA) to be exempt from Minister's approval,
- Make provincial policy statements inapplicable with respect to all Minister's decisions under the *Planning Act* outside the Greenbelt Area. A transparent and accountable oversight framework would be developed to support implementation,
- Enable all upper-tier municipalities to establish regional Community Improvement Plans (CIPs) without being prescribed, allow municipalities to fund the CIPs of their respective upper- or lower-tier municipalities, and, for upper-tier municipalities without planning responsibilities, to revive CIPs that were in effect on the day before the municipality lost its planning responsibilities, and
- Enable Minister's zoning orders (MZO) to be made by non-regulatory orders and require them to be published on a Government of Ontario website.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Environmental Registry of Ontario and the Ontario Regulatory Registry from October 23, 2025, to November 22, 2025:

- [ERO 025-1097](#) Proposed Planning Act Changes (Schedule 10 of Bill 60 - *Fighting Delays, Building Faster Act*, 2025).

We are also interested in receiving any comments you may have on associated consultation postings:

- [ERO 025-1099](#): Consultation on simplifying and standardizing official plans.
- [ERO 025-1100](#): Consultation to better understand the linkage between minimum lot sizes on urban residential lands and increased housing options and affordability.
- [ERO 025-1101](#): Consultation to understand current municipal practices with respect to green development standards at the lot level (outside of building) in order to assess whether future changes are needed to prohibit mandatory green development standards in order to improve consistency and clarity across Ontario.

The Environmental Registry postings provide additional details regarding the proposed changes.

City of Toronto Act, 2006 – Ministry of Municipal Affairs and Housing

The proposed change would, through a proclamation order, remove the City of Toronto's authority, under the *City of Toronto Act, 2006*, to require green roofs or other alternative roof surfaces on buildings, effective November 3, 2025.

Residential Tenancies Act – Ministry of Municipal Affairs and Housing / Ministry of the Attorney General

Schedule 12 of the Bill amends the *Residential Tenancies Act, 2006* (RTA) to help address delays and support backlog reduction efforts at the Landlord and Tenant Board (LTB) and adjust the balance of landlord and tenant rights and responsibilities. If passed, the proposed changes would:

- Remove the requirement for a landlord to provide compensation to a tenant when evicting for personal use of the rental unit, if the landlord gives at least 120 days' notice of termination, instead of the required 60 days' notice;
- Shorten the notice period a landlord must provide to a fixed-term or month-to-month tenant to evict them for rent arrears from 14 days to 7 days;
- Remove a tenant's ability to raise issues that could otherwise be the subject of a tenant application to the LTB as part of a rent arrears hearing, if the tenant has not paid at least half of the rent arrears claimed in the application filed by the landlord;
- Remove a tenant's ability to raise issues that could otherwise be the subject of a tenant application to the LTB on the day of a rent arrears hearing, if the tenant has not given prior notice in accordance with LTB timelines;
- Specify a 15-day period for a landlord or tenant to request internal review of a final order or decision of the LTB; and

- Create new regulation-making authorities for the government to prescribe:
 - The form of a notice given by a landlord or tenant to terminate a tenancy.
 - Rules and guidelines for determining what qualifies as a “persistent” failure to pay rent / monthly housing charges, when they are due, by a tenant / member of non-profit housing co-operative.
 - Limitations on the LTB’s ability to postpone the enforcement of an eviction order and/or factors the LTB must consider before postponing enforcement.
 - Limitations, conditions, or tests related to a tenant / member of non-profit housing co-operative making a motion to set aside an eviction order that has been issued, without a hearing, when the tenant/member has given notice of termination to a landlord/co-op, or the parties have entered into an agreement to end a tenancy.
 - Limits or conditions on the power of the LTB to review its final decisions and orders.

The proposed amendments would come into force on a day to be named by order of the Lieutenant Governor in Council.

You may provide your comments on the proposed change through the Ontario Regulatory Registry from October 23, 2025, to November 22, 2025 at the links below:

- [RR 25-MMAH019](#): Seeking Feedback on Proposed Amendments to the Rules Related to Tenants Raising New Issues at a Landlord and Tenant Board (LTB) Rent Arrears Hearing
- [RR 25-MMAH024](#): Seeking Feedback on Proposed Amendments to Shorten the Rent Arrears Eviction Notice Period
- [RR 25-MMAH025](#): Seeking Feedback on Proposed Amendments to the Compensation Requirements for Landlord's Own Use Evictions
- [RR 25-MAG017](#): Seeking Feedback on Proposed Amendment to the Residential Tenancies Act, 2006 (RTA) to Shorten the Period of Time Available to Request a Review of an LTB order

Water and Wastewater Public Corporations Act – Ministry of Municipal Affairs and Housing

Schedule 16 of the Bill proposes a new Act which sets out a framework for a new delivery model for water and wastewater services. The new framework will include legislative authority for the Minister to:

- Designate corporations as water and wastewater public corporations by regulation.
- Require prescribed municipalities to deliver water and wastewater exclusively through a water and wastewater public corporation beginning on a date as prescribed.

Under the new framework, the Minister will have regulation-making authority, including the ability to:

- Prescribe duties and responsibilities for the water and wastewater public corporation.
- Govern the transfer, issuance, redemption and purchase of shares and dividends of a water and wastewater public corporation.
- Govern requirements related to the nomination, appointment, election, resignation or removal of members of the board of directors of the corporation.
- Govern powers for the water and wastewater public corporation to impose and collect fees and charges. If required by LGIC regulation, the Minister of Municipal Affairs and Housing would have oversight powers over rate plans (and additional plans that may be prescribed in regulations).
- Provide for additional transitional matters.

Subject to future regulations setting out the share allocation, the first corporation would provide water and wastewater services in Peel Region and would be jointly owned by Mississauga, Brampton and Caledon. A corporation would be incorporated under the *Ontario Business Corporations Act* at the direction of the Minister that the Minister would designate as a water and wastewater public corporation.

The council of a municipality prescribed by the regulations shall, by the date specified in the regulations, make by-laws transferring employees, assets, liabilities, rights and obligations of the municipality to a water and wastewater public corporation for the purpose of providing water and wastewater services.

You may provide your comments on the proposed changes to the *Municipal Act, 2001* through the Environmental Registry of Ontario (ERO) notice and the Ontario Regulatory Registry ([025-1098](#)) from October 23, 2025 to November 22, 2025.

GO Transit Station Funding Act – Ministry of Infrastructure

Schedule 4 of the Bill proposes changes the *GO Transit Station Funding Act, 2023*, to enable Municipalities the flexibility to specify payment of a transit station charge, in respect of any part of a development that consists of residential development, upon occupancy and require financial security to secure the payment of any transit station charge that is required to be paid upon occupancy of residential development.

Additional amendments will provide for the determination of a transit station charge that is payable upon occupancy of residential development.

You may provide your comments on the proposed change to the *GO Transit Station Funding Act, 2023* through the Environmental Registry of Ontario (ERO) notice [025-1182](#) from October 23, 2025 to November 22, 2025.

Toronto Waterfront Revitalization Corporation Act – Ministry of Infrastructure

The proposed amendments to the *Toronto Waterfront Revitalization Corporation Act, 2002* would extend the mandate of Waterfront Toronto from 2028 to 2035, and allow for a further extension up to 2040.

The amendments also include provisions relating to a strategic review of Waterfront Toronto in 2031-32 that may inform the extension, a provision requiring the provincial government to consult with the federal government and City of Toronto prior to winding-up the corporation, and the repeal of provisions in the Act that are no longer applicable.

You may provide your comments on the proposed change to the *Toronto Waterfront Revitalization Corporation Act, 2002* through the Environmental Registry of Ontario (ERO) notice [025-1182](#) from October 23, 2025 to November 22, 2025.

Transit-Oriented Communities Act – Ministry of Infrastructure

Schedule 15 of the Bill proposes to amend the *Transit-Oriented Communities Act, 2020*, which may allow the Minister to establish a Transit-Oriented Communities Advisory Panel. The Minister may appoint up to four individuals to this Advisory Panel and appoint a Chair from among them.

The Transit-Oriented Communities Advisory Panel would advise and make recommendations to the Minister, in respect of such matters as the Minister directs, related to infrastructure, transit-oriented community projects, land designated as transit-oriented community land under the Act, and other related matters.

The amendments will also enable the Minister to make an order requiring an owner of land designated as transit-oriented community land to enter into an agreement with a municipality addressing any matters that the Minister considers necessary for the appropriate development of the transit-oriented community land.

Municipalities will also be required to designate a municipal officer or employee to give to the Minister such information as the Minister requests with respect to the implementation of transit-oriented community projects that are located within that municipality.

You may provide your comments on the proposed change to the *Transit-Oriented Communities Act, 2020* through the Environmental Registry of Ontario (ERO) notice [025-1182](#) from October 23, 2025 to November 22, 2025.

Construction Act - Ministry of the Attorney General

Schedule 2 of the bill proposes the following amendments to the *Construction Act* that would, if passed, refine the new annual release of holdback system that was enacted in 2024 but that is not yet in force:

Section 30 is re-enacted in order to apply with respect to the abandonment or termination of a contract or subcontract, rather than to a circumstance in which a contractor or subcontractor defaults in the performance of a contract or subcontract.

Not-yet-in-force amendments to section 31 that would have been made by section 27 of Schedule 4 to the *Building Ontario For You Act (Budget Measures), 2024* – providing for annual lien expiry – are repealed. Section 31 is amended to retain the provisions of those amendments dealing with notice of termination and its effects. The not-yet-in-force re-enacted version of section 26 (payment of basic holdback) is consequently amended to require the annual release of holdback without the expiry of liens.

Section 87.4 is amended by adding a separate transition rule for alternative financing and procurement arrangements (otherwise known as “public-private partnerships”) and to adjust the transition rules respecting amendments made to section 31.

Transitional regulation-making authority in section 88 is made more generally applicable and is transferred from the Lieutenant Governor in Council to the Minister.

The amendments are to come into force at the same time as related amendments to the Act made by the *Building Ontario For You Act (Budget Measures), 2024*, except for the transitional regulation-making authority which comes into force on Royal Assent.

Ontario Water Resources Act - Ministry of the Environment, Conservation and Parks

Schedule 8 of the bill proposes amendments to the *Ontario Water Resources Act* (OWRA) that would, if enacted, would reduce the time and costs with providing on-site sewage treatment to on-farm worker housing by allowing larger systems (comprised of multiple systems with design capacities no greater than 10,000 L/d each and up to 50,000 L/d total per lot or parcel of land) to be regulated under the Ontario’s Building Code and exempting these systems from existing *Ontario Water Resources Act* requirements for environmental compliance approvals.

You may provide your comments on the proposed change to the *Ontario Water Resources Act* through the Environmental Registry of Ontario (ERO) notice [ERO 025-0900](#) from October 23, 2025 to November 22, 2025. In parallel, the government is also consulting on a policy proposal on how the Ontario Building Code will continue to provide protection to human health, the environment, and neighbouring properties in relation to these on-farm systems. You may provide comments on this supporting policy proposal to the Ontario Building Code through Environmental Registry of Ontario notice [ERO 025-0899](#) from October 24, 2025 to December 7, 2025.

Building Transit Faster Act, 2020 – Ministry of Transportation

Schedule 1 of the bill proposes amendments to the *Building Transit Faster Act, 2020* (BTFA) that, if passed, would remove barriers and streamline processes that may otherwise result in delays to the timely completion of provincial transit projects by:

- Reducing the notice period to property owners from 30 to 15 days for Metrolinx to conduct due diligence work (e.g., carrying out inspections, removing obstructions), extending access to municipal right-of-way and third-party lands to the operation and maintenance of projects, and expanding the application of Minister's access orders to additional infrastructure (e.g., tunnels, life safety systems, buildings, bridges). Amendments will also create Minister's regulation-making authorities to name additional infrastructure and to delegate powers for access orders to Metrolinx or to an MTO official.

You may provide your comments on the proposed change to the BTFA through the Environmental Registry of Ontario notice [ERO 025-1035](#).

Highway Traffic Act – Ministry of Transportation

Schedule 5 of the bill amends the *Highway Traffic Act* (HTA) to require applicants for a Driver's Licence, Photo Card and Registrant Identification Number demonstrate that the person is a resident of Ontario, that the person has legal status in Canada and, with respect to an application for a commercial class driver's licence, that the person is lawfully able to work in Canada.

The Schedule also makes amendments to Part II.1 of the HTA to address concerns about the impact of vehicle lane reductions on traffic flow, congestion, and transportation efficiency. Amendments to s.195.3 would prohibit all municipalities from reducing the number of motor vehicle lanes when installing new bicycle lanes. Regulation-making authority is also proposed that would allow the Minister to expand the prohibition to include other municipal activities or provide exemptions to the prohibition altogether.

Finally, amendments to s. 195.9 would streamline the process for reimbursement regarding the existing bicycle lane provisions.

You may provide your comments on the proposed changes through Environmental Registry of Ontario notice [ERO 025-1071](#) and Regulatory Registry notice [RR 25-MTO019](#).

Local Roads Boards Act – Ministry of Transportation

Schedule 6 of the bill amends the *Local Roads Boards Act* to allow owners of certain tax-exempt lands to make voluntary payments to their local roads boards. If approved by the Minister, the voluntary payments would be eligible for matching provincial government funding. The Minister is provided regulation-making authority to prescribe lands for this purpose, as well as to establish an approvals process for such payments. Other related amendments are made regarding record-keeping.

***Photo Card Act, 2008* – Ministry of Transportation**

Schedule 9 of the bill amends the *Photo Card Act, 2008*, to require that an applicant for a photo card establish that they are a resident of Ontario, and that they are in Canada lawfully.

***Public Transportation and Highway Improvement Act* – Ministry of Transportation**

Schedule 11 of the bill adds a new section to the *Public Transportation and Highway Improvement Act* (PTHIA), stating that various things under the Act do not constitute an expropriation or injurious affection.

This Schedule also repeals and replaces s. 117 of the Act. The Minister of Transportation has existing authority under this section to set mandatory standards for highways, including for municipal roads; however, there is no such regulation currently in place. Proposed amendments would support implementation of common road construction standards across the province by creating new regulation-making authorities to allow the province to prescribe requirements for road construction contracts, establish an exemption process, and set reporting requirements pertaining to road standards. Amendments also allow the Minister to require input from stakeholders regarding standards upon request.

You may provide your comments on the proposed change to the PTHIA related to road construction standards through the Environmental Registry of Ontario notice [ERO 025-1140](#).

***Towing and Storage Safety and Enforcement Act, 2021* – Ministry of Transportation**

Schedule 14 of the bill amends the *Towing and Storage Safety and Enforcement Act, 2021*, such that tow operators and vehicle storage operators are not required to submit their rates to the ministry for a service where a maximum amount for that service has been set by regulation.

You may provide your comments on the proposed changes through Regulatory Registry notice [RR 25-MTO017](#).



Consultation on the future of community natural gas expansion

Ontario's Natural Gas Expansion Program



- Launched in 2019, the Natural Gas Expansion Program (NGEP) connects Ontario families and businesses to reliable, affordable natural gas in small-urban, rural, northern and Indigenous communities.
- NGEP is a leading example of how integrated energy planning can enhance the reliability and resiliency of our energy system to foster growth and address rising energy demands in our communities.
- On August 8, Ontario's Ministry of Energy and Mines launched a policy consultation on the **Future of Community Natural Gas Expansion** (ERO 025-0923) with many municipalities and MPPs interested in participating.
- At the AMO 2025 Conference, Enbridge surveyed municipal representatives about natural gas access, which indicated that **77%** of respondents were *likely, very likely, or extremely likely* to connect to natural gas if available.

Building on success



Results to date

- **Phase 1:** Supported 6 initial expansion projects, aiming to connect ~9,000 customers in 16 communities over 10 years.
- **Phase 2:** Announced in 2021, provided 28 new projects across 43 communities, targeting about 8,750 new connections.
- Together, these first two phases are extending service to an estimated 59 communities and 17,000 homes and businesses that previously lacked natural gas access.
- Local leaders praise these investments for delivering affordable energy and spurring economic growth.



“I believe every house in Uxbridge and every farm in Uxbridge needs two sources of energy connected all the time.” – Mayor Dave Barton

Why does this matter?



- Natural gas delivers reliable energy that communities can depend on, ensuring consistent supply while keeping costs manageable for families and businesses.
- For the Township of Puslinch, support for the potential Phase 3 was not just about expanding natural gas access; it was a strategic opportunity to strengthen the community's growth, economic development, and quality of life.
- This Council has a vision of planning for a sustainable future for residents and businesses, fostering progress and growth while making affordable, reliable energy a cornerstone of that vision.

This consultation was an opportunity to:

- Highlight the growth of the community – new housing, business and investments underway.
- Advocate for the variety of agricultural, manufacturing and rural businesses in Puslinch and provide them with energy choice to remain competitive, bring new jobs to the region, and drive economic growth.
- Work towards meeting the provincial housing targets and plan for Puslinch's growing population and energy capacity, ensuring residents have access to a more cost-effective and reliable energy choice.
- Advocate for broader equitable access to energy choices across Ontario.

Mechanisms for financial contribution



Here's how *a municipality* can submit an application for natural gas in your municipality:

- **Temporary Connection Surcharge (TCS)**

- Each municipality will be evaluated on a case-by-case basis by Enbridge for approval of this mechanism.
- Projects will be evaluated over a 40-year term and must meet the OEB's threshold for economic feasibility.
- If the project is deemed not feasible there could be an opportunity for financial contribution to bring the project to within the 40-year term thus making the project feasible.



- **System Expansion Surcharge (SES)**

- In 2017, a Community Expansion program was approved by the OEB and created for communities to be able to connect to natural gas, using the surcharge, that would otherwise not be able to have natural gas installed.
- In 2021, the Expansion Surcharge program was approved by the Ontario Energy Board (OEB) and created as an alternative method to the Contribution in Aid of Construction (CIAC) standard payment option when a project has an uneconomic outcome.
- The likelihood of a project moving ahead is dependent on the project being approved for Government funding, the scope of the project and the number of potential customers.
- The surcharge amount is \$0.23/m³; an average home may pay approximately \$50/month however it is dependent on usage.

Applying for natural gas in your community

Here's how *an individual* can submit an application for natural gas in your municipality:

- **Schedule a Consultation with a Heating Contractor**

- Start by arranging a visit with a qualified heating contractor who can assess your needs and recommend the right gas equipment for your home.
- For tips on choosing a contractor, visit:
 [Choose a Contractor – Enbridge Gas](#)
- **Note:** Whether you're installing gas for home heating or other appliances, your contractor (or builder for new construction) must submit the installation request on your behalf at:
 www.enbridgegas.com/getconnected

Thank you.

Julie Alexander
Sr. Advisor, Municipal and Stakeholder Engagement
julie.alexander@enbridge.com





REPORT COR-2025-056

TO: Mayor and Members of Council

PREPARED BY: Laura Emery, Communications and Committee Coordinator

PRESENTED BY: Laura Emery, Communications and Committee Coordinator

MEETING DATE: November 19, 2025

SUBJECT: Heritage Plaque Program Policy

RECOMMENDATION

That Report COR-2025-056 entitled Heritage Plaque Program Policy be received; and;

That Council approves the proposed Heritage Plaque Program Policy as [presented/amended]; and,

That Council approves the annual base budget operating request of \$2,300 to fund the Program to be incorporated into the 2026 Operating Budget as a recurring budget item for future operating budgets.

Purpose

The purpose of this report is to seek Council's direction to establish a Heritage Plaque Program Policy in accordance with the recommendations from the Township's Heritage Advisory Committee, and to seek Council's approval to incorporate the costs associated with this program in the 2026 Operating Budget.

Background

Council, at its November 6, 2024 Council meeting, directed staff to draft a Township Heritage Plaque Program as part of the 2025 Corporate Work Plan, and to provide the cost of the program for consideration as part of the 2026 Operating Budget. The costs are based on ten (10) 6-millimetre aluminum composite panel plaques.

The purpose of this program is to increase the sense of community and identify the rich built heritage in the Township through the recognition of architectural, cultural and historical resources by providing unique plaques to designated properties within the Township. This

program would be available to properties that are designated under the *Ontario Heritage Act, 1990*, on an opt-in basis.

Comments

The proposed policy attached as Schedule “A” to this report outlines roles and responsibilities, application requirements, policy and design criteria, and other administrative details of the program. The Director of Corporate Services/Municipal Clerk or their designate will be responsible for processing applications.

Staff are recommending that each plaque include the following unique details of the designated property:

- The date the building was built,
- The name of the first property owner, and
- The original use of the building, or the occupation of the original landowner.

The information for the plaque will come from the designation by-law that is registered on title for the property. When the information needed in the plaque is not included in the designation by-law, staff will refer to the Heritage Advisory Committee to investigate and determine the appropriate information to be included on the plaque.

This program is an opt-in program for designated property owners who are interested in receiving a property-specific plaque and is provided at no cost to the property owner. Due to staff resources, the plaque program will have a limit of 10 plaques per year, and properties will be prioritized on a first-come first-serve-basis. Should the Township receive more than 10 plaque requests in a calendar year, applications will be carried forward for consideration in the following year in the order in which they are received.

Financial Implications

Staff are requesting an operating base budget increase of \$2,300 as part of the 2026 Operating Budget as recurring expense in future years.

Applicable Legislation and Requirements

None

Engagement Opportunities

Engagement opportunities associated with this program are outlined below:

- Social Media Posts at Facebook.ca/TownshipofPuslinch, Instagram.com/townshipofpuslinch/, and Twitter.com/TwpPuslinchON
- Inclusion in Spring 2026 Community Newsletter (tax insert)
- Notice on Township Website and on Heritage Webpage
- Letter sent to applicable property owners notifying them of the program

Attachments

Schedule "A" – 2025-009 Heritage Plaque Program Policy

Respectfully submitted,

Reviewed by:

Laura Emery,
Communications & Committee
Coordinator

Justine Brotherston,
Director of Corporate Services /
Municipal Clerk

Title: Heritage Plaque Program Policy (Policy)

Policy No. 2025-009

Adoption: November 19, 2025 by Council Resolution No. XXXX-XXX

Subject: Heritage Plaque Program Policy

1. Introduction

- 1.1. The Township of Puslinch (Township) is committed to recognizing and celebrating properties that are designated in accordance with the *Ontario Heritage Act, 1990* (Act) through the plaquing of designated properties.

2. Purpose

- 2.1. This Policy provides a consistent and transparent framework for the plaquing of designated properties within the Township.

3. Policy Scope

- 3.1. The Township Policy applies to all applications submitted under the Heritage Plaque Program (Program) and identifies the Township's role in supporting and administering the program. The Program provides designated property owners with the opportunity for a customized heritage plaque that recognizes the architectural, cultural and historical resources that contribute to the character of Puslinch. This Policy is distinct from, and does not have the cause or effect of, a designation process under the Act.
- 3.2. This Policy only applies to properties that are designated under the Act, and where the property owner makes a request for a plaque. The Policy sets out the criteria surrounding eligibility and access to the Program.

4. Definitions

- 4.1. **For the purpose of this policy, unless otherwise stated, the following definitions shall apply:**
- 4.1.1. "Act" means the *Ontario Heritage Act, R.S.O 1990, C.O. 18*, as amended from time to time; and all definitions included therein;

- 4.1.2. “Applicant” means the legal owner of a property and includes a person authorized in writing to act on behalf of the owner of the property to apply for a Plaque;
- 4.1.3. “Application” means a written submission to request a plaque, in a form prescribed by the Township.
- 4.1.4. “Building” means the building with the heritage attributes as set out in the description of the property in the designation by-law;
- 4.1.5. “Committee” means the Township of Puslinch Heritage Advisory Committee;
- 4.1.6. “Designated Property” means real property in the Township of Puslinch, including all buildings structures, and other features thereon, that has been designated under Part IV of the *Ontario Heritage Act, R.S.O 1990, C.O. 18*, or is subject to a Notice of Intention to Designate under Section 29 of part IV of the Act, for having cultural heritage value or interest;
- 4.1.7. “Director” means the Director of Corporate Services/Municipal Clerk of the Township, or anyone designated by the Director of Corporate Services/Municipal Clerk to perform his or her duties relating to this policy;
- 4.1.8. Heritage Attribute(s): The Heritage Attributes as set out in the description of the property’s in the designation by-law;
- 4.1.9. Maintenance: The preservation and upkeep of the plaque to prevent excessive damage or fading;
- 4.1.10. Property Owner: The person registered on title in the proper land registry office as the owner of the property.

5. Program Description and Eligibility

- 5.1.1. The Program provides an opportunity to increase the sense of community and identify the rich built heritage in the Township through the recognition of the architectural cultural and historical resources that contribute to the character of Puslinch.
- 5.1.2. Only property owners designated under Part IV of the Act are eligible for a plaque under the Program.
- 5.1.3. This program is provided at no cost to eligible property owners.
- 5.1.4. Designated properties in tax arrears with the Township or properties which have outstanding by-law enforcement violations will be deemed ineligible to receive a plaque until all taxes are paid and the property is in compliance with the applicable Township by-law.

6. Plaquing Process Application

- 6.1. Applicants submit an online Application Form to the Director using the prescribed form, which may be amended by the Director from time to time. Information required for the application may include but is not limited to:
 - 6.1.1. Name of Property Owner;
 - 6.1.2. Address of designated property;
 - 6.1.3. Owner Contact Information;
 - 6.1.4. Confirmation of the request for a Heritage Plaque;
 - 6.1.5. Agreement to the Terms and Conditions of Plaque installation (e.g. responsibility for maintenance, timeline for replacement, etc.).
- 6.2. Applications will be accepted year-round and may be submitted at any time.
- 6.3. Applications will be considered on a first-come-first-serve basis with a limit of 10 plaques issued per calendar year.
- 6.4. Should the Township receive more than 10 plaque requests in a calendar year, applications will be carried forward and issued in the order in which applications are received in the next calendar year.
- 6.5. The Director or their designate is responsible for administering the Program, including coordination the ordering and installation of the plaques.

7. Design Criteria and Composition of Plaques

- 7.1. All plaques will include information regarding:
 - 7.1.1. The name of the property owner to be included on the plaque;
 - 7.1.2. The year that the property was developed;
 - 7.1.3. The original use of the building or the occupation of the first owner;
- 7.2. The information displayed on the plaque will be presented as standalone text and shall not include additional information .
- 7.3. A plaque shall be composed in accordance with the following requirements (an illustration is provided below as Figure 1):
 - 7.3.1. Approximately 11 inches high and 18 inches wide;
 - 7.3.2. Text shall be navy blue in accordance with the Township of Puslinch Design Guidelines and in standard font and format;
 - 7.3.3. Background shall be white;

- 7.3.4. Mitered edge shall be navy blue in accordance with the Township of Puslinch Design Guidelines; and
- 7.3.5. Township logo shall be placed in the bottom right hand corner;
- 7.3.6. On Aluminum Composite Panel.

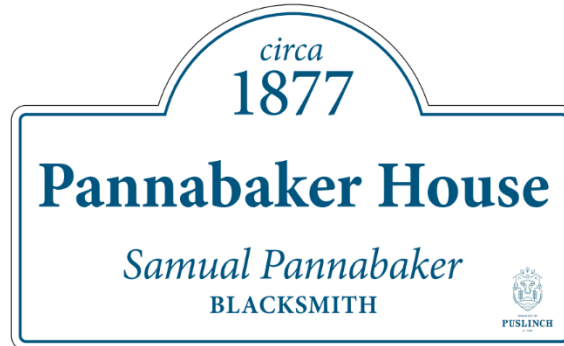


Figure 1

- 7.4. The initial installation of the plaque is the responsibility of the Township. Any subsequent upkeep or maintenance is the responsibility of the owner, including alerting Township staff when replacement of a plaque is required. Plaques are not eligible for replacement for a period of 15 years, except as determined by staff on a case-by-case basis in extenuating circumstances.
- 7.5. The plaque must be visible for pedestrians (where appropriate) and not obscure, detract from, or cause damage to any heritage attributes.
- 7.6. Upon satisfactory verification of the background details and application approval, staff shall notify the owner/applicant in writing within 10 business days if the plaque has been approved. Staff will arrange for the ordering and coordination of the plaque installation by staff or an approved vendor.

8. Review Schedule

- 8.1. The Program and Policy shall be reviewed every five years as set out in the Township's Corporate Workplan in consultation with the Committee.



REPORT COR-2025-057

TO: Mayor and Members of Council

PREPARED BY: Justine Brotherston, Director of Corporate Services
/Municipal Clerk

PRESENTED BY: Justine Brotherston, Director of Corporate Services
/Municipal Clerk

MEETING DATE: November 19, 2025

SUBJECT: Reporting Out from Council Direction Update

RECOMMENDATION

That Report COR-2025-057 entitled Reporting Out from Council Direction Update be received for information; and,

That Council direct staff to submit the comments outlined as Schedule “A” as [presented/amended] to ERO Post 025-1097; and,

That Council direct staff to submit the comments as outlined in Schedule “B” as [presented/amended] to ERO Post 025-1099; and,

That Council direct staff to submit the comments as outlined in Schedule “C” as [presented/amended] to ERO Post 025-1101.

Purpose

The purpose of this report is to provide Council with a number of updates in respect to previous Council direction to staff.

Background

Agenda Item	Council Direction	Update
6.13 ERO 025-1097 Proposed Changes to Planning Act, Bill 60	Council directed staff prepare comments for their consideration at the November 19, 2025 Council Meeting.	Refer to “Schedule A”
6.14 ERO 025-1099 Consultation on simplifying and standardizing official plans	Council directed staff prepare comments for their consideration at the November 19, 2025 Council Meeting.	Refer to “Schedule B”
6.15 ERO 025-1101 Consultation on Enhanced Development Standards – Lot Level (outside of buildings)	Council directed staff prepare comments for their consideration at the November 19, 2025 Council Meeting.	Refer to “Schedule C”
10.2 ERO 025-1077 Consultation on Proposed Special Economic Development Zone Criteria	Council directed staff submit comments to the ERO and that staff provide the comments for Council’s information at the November 19, 2025 Council Meeting.	Refer to “Schedule D”

Financial Implications

As noted throughout the report.

Applicable Legislation and Requirements

None

Engagement Opportunities

None

Attachments

Schedule “A” – Proposed Comments regarding ERO 025-1097 Proposed Changes to the Planning Act (Schedule 10 of Bill 60 - the Fighting Delays, Building Faster Act, 2025)

Schedule “B” – Proposed Comments regarding ERO 025-1099 Consultation on simplifying and standardizing official plans

Schedule “C” – Proposed Comments regarding ERO 025-1101 Consultation on Enhanced Development Standards – Lot Level (outside of buildings)

Schedule "D" – Proposed Comments regarding ERO 025-1077 Consultation on Enhanced Development Standards – Lot Level (outside of buildings)

Respectfully submitted,

Reviewed by,

**Justine Brotherston,
Director of Corporate
Services/Municipal Clerk**

**Courtenay Hoytfox,
CAO**

Schedule A – Proposed Comments regarding ERO 025-1097: Proposed Changes to the Planning Act (Schedule 10 of Bill 60 - the Fighting Delays, Building Faster Act, 2025)

On behalf of the Council of the Township of Puslinch, thank you for the opportunity to comment on the proposed legislative changes to the *Planning Act* described in ERO 025-1097. Council appreciates the province's continued efforts to streamline the planning system and support the timely delivery of housing and infrastructure. However, the Township has concerns with several elements of the proposal.

While the proposed "As-of-Right Variations from Performance Standards" is currently intended to apply only to urban residential lands outside of the Greenbelt, Council is concerned that this approach represents an erosion of local zoning authority. Building height, setback, and lot coverage requirements are fundamental components of municipal zoning by-laws, established to ensure that development is safe, functional, compatible, and aligned with community planning objectives. Allowing automatic or "as-of-right" variances effectively redefines these standards and, over time, establishes a new baseline that would influence future variance applications. Zoning standards exist to provide clear, consistent, and transparent rules for development; if they are subject to automatic exemptions, their purpose and predictability are undermined. The Township respectfully requests that the province reconsider the proposed "As-of-Right Variations from Performance Standards" recognizing their potential to weaken the integrity of local zoning by-laws. Preserving the current minor variance process would uphold transparency, predictability, and local accountability in decision-making.

The proposal to make the Provincial Planning Statement (PPS) inapplicable to Ministerial decisions outside the Greenbelt is also of concern. This change would effectively exempt Minister's decisions from the consistency requirements that all municipalities must observe under section 3(5) of the *Planning Act*. The Township believes this exemption could create a two-tiered planning framework, reduce predictability, and undermine the credibility of the PPS as the foundation of Ontario's land-use policy system. Council respectfully requests that all Ministerial decisions remain subject to the PPS or an equivalent, transparent policy framework to ensure that growth continues to align with sound planning principles and infrastructure capacity.

With respect to Minister's Zoning Orders (MZOs), the Township is concerned about the proposal to replace regulation-based orders with non-regulatory orders published only on a government website. While the intent to expedite provincial priorities is understood, the regulatory filing process provides a formal and permanent record that ensures transparency

and accountability. Eliminating this step could make it more difficult for municipalities and residents to locate, interpret, and track active MZOs. The Township encourages the province to maintain the current filing process or, at minimum, to establish mandatory publication standards that include mapping, rationale, and notice to affected municipalities.

The Township recognizes that one of the proposed changes through Bill 60 is introducing new authority under section 47 to delegate a municipality's power to enter into agreements with certain municipal officers or employees, with the Minister empowered to issue directions or orders where agreements are not satisfied. These agreements frequently contain complex technical and financial obligations that warrant direct Municipal Council oversight. While delegation can improve efficiency, a mandatory or broad delegation framework may create uncertainty and increase local risk. The Township believes any such authority should remain permissive, allowing municipalities to determine which matters may be delegated, while retaining Council-level control for major development agreements. Clear guidance from the province on eligible positions, timelines, and procedural safeguards would be valuable to ensure consistency and accountability.

While the ERO posting identifies the proposed amendments as having a "neutral impact on the environment," the Township notes that cumulative effects from as-of-right permissions, accelerated approvals, and broader delegation could be significant in areas with limited servicing and sensitive groundwater. It is recommended that municipalities retain the ability to require technical studies and environmental review for any development activity that may affect local infrastructure or natural heritage. Continued environmental monitoring and reporting should accompany the implementation of these legislative changes to confirm that neutrality is being achieved.

In closing, the Township of Puslinch supports the province's aim to reduce delays and foster housing and infrastructure development. However, these objectives must be balanced with transparency, environmental stewardship, and respect for local decision-making authority. Council urges the Ministry to incorporate the perspectives of municipalities in the next phase of policy and regulation development and thanks the province for the opportunity to comment on these important changes.

Schedule “B” – Proposed Comments regarding ERO 025-1099 Consultation on simplifying and standardizing official plans

On behalf of the Council of the Township of Puslinch, thank you for the opportunity to comment on the province’s consultation under ERO 025-1099 regarding proposed changes to simplify and standardize official plans across Ontario. Council has several concerns that the Township respectfully ask the Ministry to consider.

The Township understands the intent behind adopting a standardized official plan structure with prescribed schedules and overlays. While greater consistency across municipalities may appear beneficial, such standardization does not adequately recognize the unique circumstances and planning contexts of individual communities. Each municipality faces distinct geographic, environmental, and servicing conditions that influence how its planning policies and mapping are structured. Imposing a uniform chapter order and mandatory schedules risks creating unnecessary administrative burdens for municipalities and may limit their ability to reflect local priorities and constraints. It is therefore essential that flexibility be maintained to allow municipalities to adapt the standardized framework to their specific needs, omitting or tailoring schedules and mapping where appropriate to ensure relevance and practicality.

The Township has particular concern with the notion of limiting the content of official plans by moving development standards, such as building heights, lot sizes, and densities, out of official plan policies and into zoning by-laws. Official plan policies play a critical role in guiding compatibility, servicing, and environmental protection where site-specific conditions matter (e.g. hamlet boundaries, agricultural interfaces, or natural heritage features). Removing these detailed standards from official plans may reduce the effectiveness of the plan as a strategic framework and risk relegating important rules to regulatory instruments that are less visible to the public.

The Township also disagrees with placing a limit on the length of official plans. While the intent is understandable, applying a rigid cap may force municipalities to oversimplify or exclude important policies, or shift those policies outside the statutory document into less visible appendices or guidelines.

The Township also has concerns regarding the move toward more permissive land-use designations across municipalities, such as limiting them to a short list of designation categories. While standardization may streamline plan structure, in rural municipalities broad permissions under general designations (for example, mixed-use near agricultural operations or

aggregate resources) could lead to land-use conflicts, increased pressure on local roads, and servicing challenges. It is important that municipalities retain the right to tailor permitted uses, separation distances, and performance criteria that reflect local servicing capacity, agricultural systems and haul routes.

The Township commends the province's intention to streamline planning frameworks and make official plans more accessible. Nonetheless, several elements of the proposal, such as greater permissiveness in land-use designations, removal of site-specific standards from official plans, and elimination of secondary plans, may cumulatively weaken the tools municipalities rely on to manage compatibility, servicing, roads, drainage and natural heritage. Therefore, the Township asks that the final framework explicitly preserve municipal autonomy to include local policies in official plans where rural servicing, environmental features, agricultural systems or aggregate operations demand them.

Thank you for considering our comments and the Township looks forward to continued collaboration as these important reforms are developed and implemented.

Schedule C – Proposed Comments regarding ERO 025-1101 Consultation on Enhanced Development Standards – Lot Level (outside of buildings)

On behalf of the Council of the Township of Puslinch, thank you for the opportunity to comment on ERO 025-1101.

As a rural lower-tier municipality with no municipal services, extensive agricultural uses, aggregate activity, and hamlet settlement areas, Puslinch relies on a limited but essential set of lot-level standards. These standards are critical to managing compatibility, servicing, drainage, groundwater protection and rural character. While the Township appreciates the province's intent to improve clarity and reduce inconsistency, Council is concerned that a broad standardization, or any prohibition beyond clear health and safety matters, could inadvertently remove tools that are vital to protecting local conditions and infrastructure capacity.

The Provincial Policy Statement 2024 (PPS) directs planning authorities to plan for reduced greenhouse-gas emissions and for climate resilience, including through green infrastructure, low-impact development and active transportation. In Puslinch, several lot-level standards outside the building envelope directly implement these directions: requiring infiltration features or bio-retention where soils and groundwater protection warrant it; specifying driveway materials and widths to limit runoff; ensuring for adequate soil volumes and native plantings to sustain canopy and manage heat. The ERO posting recognizes that these types of requirements are among the items under consideration in this consultation. If they were standardized at a minimal provincial level, or prohibited outright, the result could be increased runoff to rural ditches, greater erosion and sedimentation, and added stress on private wells and septic systems, all of which would be counter to the intent of the PPS and local environmental stewardship.

Further, variability among municipalities is not solely a matter of policy preference but reflects real differences in geology, drainage, road standards, haul routes, natural heritage features and servicing models. In Puslinch, developments occur on private services or along rural cross-sections with open drainage. A one-size-fits-all provincial approach would struggle to account for these conditions. The Township respectfully submits that local tailoring, documented and justified through official plan and site plan instruments, remains necessary to avoid downstream costs and risks to public and environmental health. The ERO posting's premise that practices vary and can add cost is understood; however, removing or heavily constraining municipal discretion could shift long-term costs to taxpayers through increased maintenance, road damage and flooding.

Additionally, the ERO notice indicates that this consultation follows Bill 17's clarification that municipalities cannot enact by-laws respecting the construction or demolition of buildings beyond the *Ontario Building Code*. Council appreciates the province's desire for Building Code consistency inside the building envelope. At the same time, we ask that the province distinguish clearly between "building" requirements and "site/lot" requirements (a traditional municipal planning function). Many of the standards listed in the posting, bioswales, permeable paving, soil volumes, landscaping palettes, are quintessentially site planning matters that address how development fits on a lot and interfaces with neighbours, roads and natural features. Preserving municipal authority to set these standards, within reasonable provincial guidance, is important for rural serviceability and compatibility.

Council supports the province's goals of efficient, timely and affordable development. The Township respectfully asks that any future framework arising from this consultation preserve a reasonable scope for municipal lot-level standards tied to local geology, drainage, servicing, agricultural interfaces and rural road conditions, so that small communities like Puslinch can continue to deliver growth that is safe, sustainable and compatible.

Schedule D – Proposed Comments regarding ERO 025-1077 Consultation on Enhanced Development Standards – Lot Level (outside of buildings)

On behalf of the Council of the Township of Puslinch, thank you for the opportunity to comment on the proposed regulatory criteria for Special Economic Zones under the *Special Economic Zones Act, 2025*. As a rural lower-tier municipality with active agricultural uses, aggregates, hamlet settlement areas, and no municipal services, Puslinch supports economic development that is transparent, environmentally responsible, and aligned with municipal planning frameworks. The Township understands that the draft framework seeks to set criteria for designating zones, projects, and “trusted proponents,” with any exemptions or modifications to provincial laws to be made by regulation.

Council’s overarching concern is that the current draft relies heavily on discretionary language and ministerial or Cabinet “opinion” without clear, measurable thresholds, which makes it difficult for municipalities and communities to understand when and how an SEZ might be designated, what the practical limits of a zone would be, and which safeguards would apply. For example, the draft regulation would permit a zone where, “in the opinion of the Lieutenant Governor in Council,” activities are or will be economically significant or strategically important, and the zone is “no larger than necessary,” without definitions, mapping standards, or size caps. Predictability and public confidence would be improved by objective criteria, transparent mapping requirements, and explicit upper limits on zone size.

The Township is similarly concerned that key determinations about trusted proponents and designated projects turn on open-ended ministerial opinion, including judgments about compliance history, benefits to communities and Indigenous engagement plans, alongside a broad “such other factors as the Minister considers appropriate” clause. While discretion is sometimes necessary, municipalities would be better served by clear evidentiary standards (e.g., defined compliance periods across jurisdictions, mandatory disclosure of environmental and labour contraventions by the proponent and contractors, and auditable community-benefit commitments), together with minimum documentation requirements for health, environmental and cumulative-effects analyses.

The Township appreciates the ministry’s statement that all laws continue to apply by default, and that any exemptions or modifications would have to be set out in future regulations. However, because SEZs are explicitly contemplated as a vehicle to modify or exempt approvals, it is essential that the regulations include robust, mandatory transparency and participation features such as:

1. Posting every proposed designation and any proposed exemption regulations on the ERO;
2. Providing municipalities and Indigenous communities with notice, materials, and meaningful time to comment; and
3. Publishing clear rationales that explain how input influenced the decision.

The Township encourages the ministry to codify these elements directly in the SEZ criteria regulation, not solely in guidance.

Given Puslinch's rural context including private servicing, open drainage, sensitive groundwater, haul routes linked to aggregates, and agricultural interfaces; any SEZ that overlaps our municipality could concentrate large projects in settings with limited infrastructure capacity. For that reason, the criteria for designating projects should require demonstrable local-level feasibility (servicing, transportation, stormwater, natural heritage, and agricultural compatibility), not only province-wide economic benefits, and should mandate assessment of potential harms as well as benefits to communities. We note the ministry's Indigenous consultation summary indicates requests for cumulative-effects assessment, social and cultural impact consideration, oversight/advisory mechanisms, and revenue-sharing or community-benefit arrangements; these themes should be reflected in the final regulation to ensure SEZ outcomes are equitable and sustainable.

To improve clarity and guardrails, Council respectfully requests the following refinements to the regulation before it is finalized:

1. Define "economically significant" and "strategically important" with measurable indicators and require independent documentation to support such findings;
2. Require a public-facing map and a maximum contiguous area or clear sizing rationale for any proposed zone;
3. Replace open-ended "in the opinion of" clauses with objective criteria wherever possible, including minimum documentary standards for environmental, health and cumulative-effects analysis, and for demonstrating local servicing feasibility and mitigation;
4. Specify compliance vetting for trusted proponents and their contractors over a defined period across Ontario, other Canadian jurisdictions and internationally, with mandatory disclosure and third-party verification;
5. Require early and ongoing municipal engagement and codify ERO posting, notice, comment windows, and published reasons for all SEZ-related decisions (zones, projects, proponents, and any exemption/modification regulations);

We appreciate the opportunity to provide these comments and would welcome continued engagement as the regulatory framework is finalized.



REPORT COR-2025-058

TO: Mayor and Members of Council

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Justine Brotherston, Director of Corporate Services/
Municipal Clerk

MEETING DATE: November 19, 2025

SUBJECT: Zoning By-law Amendment Application Recommendation Report – To lift
the holding provision
1873 Townline Road
File: D14/QUI(H)

RECOMMENDATION

That Report COR-2025-058 entitled Zoning By-law Amendment Application Recommendation Report to lift the holding provision – 1873 Townline Road – D14/QUI(H) be received for information; and

Whereas the Township and its expert consultants are satisfied with the application to lift the holding provision of the Part Lot 1, Concession 1 through their comprehensive review of the submission materials;

Therefore be it resolved,

That Council approves the Zoning By-law Amendment to lift the holding provision on part of the property municipally known as 1873 Townline Road; and

That Council give three readings to By-law 2025-087 as presented, being a by-law to amend By-law no. 2018-023, as amended, being the Zoning By-law of the Township of Puslinch.

Purpose

The purpose of this report is to provide Council with a recommendation with respect to the Zoning By-law Amendment Application to lift holding provision for a portion of the lands legally described as Part Lot 1, Concession 1 and municipally known as 1873 Townline Road (“Subject Lands”).

On December 18, 2024, Council passed By-law 2024-073 to permit outdoor storage of recreational trailers, except motorized recreational vehicles, transportation or truck trailers on a portion of the Subject Lands subject to holding provision h-13. Holding provision h-13, prohibiting outdoor storage of recreational trailers on the lands, cannot be removed until a Site Plan has been approved and a Site Plan agreement has been entered into and registered on title.

As such, the application to remove the holding provision (h-13) is necessary to facilitate use on the lands. If approved, the zoning by-law amendment would lift the holding provision (h-13) from the lands and rezone them from Agricultural Site-Specific Zone (A(sp109)) with holding provision (h-13) and the Natural Environment Site-specific Zone (NE(sp109)) with holding provision (h-13) to Agricultural Site-Specific Zone (A(sp109)) and Natural Environment Site-specific Zone (NE(sp109)). Both the A(sp109) and NE(sp109) zones permit outdoor storage of recreational trailers, except motorized recreational vehicles, transportation or truck trailers subject to a number for site-specific regulations.

The Draft By-law attached as Schedule “A” further details the zoning amendment following the lifting of the holding provision. In accordance with the *Planning Act*, should Council approve to lift the holding provision for this property, any further amendment or relief from the zoning by-law would require a *Planning Act* application and the applicable public consultation.

Process

Council, at its meeting on October 8, 2025 deemed the Zoning By-law Amendment Application to lift the holding provision for 1873 Townline Road to be complete and directed staff to complete the notice requirements in accordance with Section 8 of O. Reg 545/06 and Section 36(4) of the *Planning Act*, 1990, as amended.

The following steps have been completed to date:

- The statutory notice of intention to pass amending by-law to remove holding symbol (“notice of intention”) was circulated to properties within a 120 metre buffer, in addition to all required agencies on October 10, 2025;
- The notice of intention was published in Wellington Advertiser on October 16, 2025, to notify those who did not receive a direct mailing notice; and
- Additionally, the Township includes notice on the Township website under ‘Public Notices’ and on the Township’s Active Planning Application page.

In accordance with recent changes to the *Planning Act*, the Township has 90 days to process a zoning by-law amendment application to remove the holding symbol. The Township continues to process applications as close to the stipulated timelines as practical.

Holding provision requirement

The lifting of holding provision (h-13) requires that a Site Plan has been approved and a Site Plan agreement has been entered into and registered on title.

A Site Plan Approval application (D11-QUI) has been approved. A Site Plan Agreement has been finalized, signed and registered on title.

Based on the feedback from Township departments and Township consultants, staff are satisfied that the requirements to lift the holding provision (h-13) has been met. As such, staff recommend that Council approve the zoning by-law amendment application to lift holding provision as outlined in the draft by-law (Schedule "A") and give three readings to the draft by-law as presented.

Financial Implications

None

Applicable Legislation and Requirements

Planning Act, R.S.O. 1990,

Engagement Opportunities

As outlined throughout the report.

Attachments

Schedule "A" Draft Zoning By-law

Respectfully submitted,

Mehul Safiwala, Junior Planner

Reviewed by:

Justine Brotherston,
Director of Corporate
Services/Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2025-087

A BYLAW TO AMEND BY-LAW NUMBER 023-18, AS
AMENDED, BEING THE ZONING BY-LAW OF THE
TOWNSHIP OF PUSLINCH

WHEREAS the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023-18 pursuant to Sections 34 and 36 of the *Planning Act*, R.S.O. 1990;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. **THAT** Schedule “A” to By-law 023-18 is hereby amended by removing **HOLDING PROVISION (h-13)** from and rezoning parts of Part Lot 1, Concession 1, Township of Puslinch, municipally referred as 1873 Townline Road, as shown in Schedule “A” of this By-law, from Agricultural Site-Specific Zone (A(sp109)) with holding provision (h-13) and Natural Environment Site-specific Zone (NE(sp109)) with holding provision (h-13) to Agricultural Site-Specific Zone (A(sp109)) and Natural Environment Site-specific Zone (NE(sp109)).
2. This By-law shall take force and effect on the date of passing and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 29TH DAY OF OCTOBER 2025.

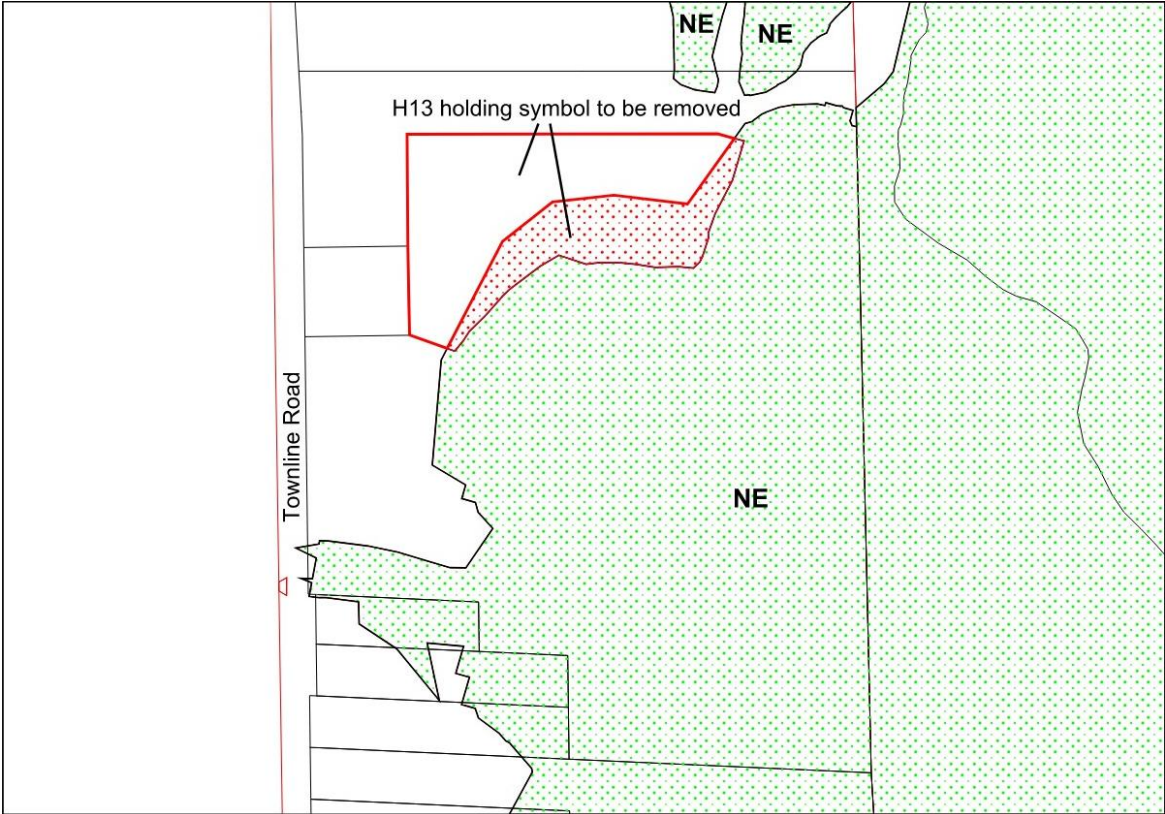
James Seeley, Mayor



Justine Brotherston, Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2025-087

SCHEDULE “A”



-  To be rezoned from **AGRICULTURAL SITE-SPECIFIC ZONE A(sp109) WITH HOLDING PROVISION (h-13)** to an **AGRICULTURAL SITE-SPECIFIC ZONE (A(sp109))**.
-  To be rezoned from **NATURAL ENVIRONMENT SITE-SPECIFIC ZONE NE(sp109) WITH HOLDING PROVISION (h-13)** to a **NATURAL ENVIRONMENT SITE-SPECIFIC ZONE (NE(sp109))**.

This is Schedule “A” to the By-law No. 2025-087

Passed this 29th day of October, 2025

James Seeley, Mayor

Justine Brotherston, Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION BY-LAW NUMBER 2025-087

By-law Number 2025-087 amends the Township of Puslinch Zoning By-law 023-18 by removing the holding provision (h-13) from parts of Part Lot 1, Concession 1, Township of Puslinch, municipally referred as 1873 Townline Road, and rezoning lands from **AGRICULTURAL SITE-SPECIFIC ZONE (A(sp109)) WITH HOLDING PROVISION (h-13)** and **NATURAL ENVIRONMENT SITE-SPECIFIC ZONE (NE(sp109)) WITH HOLDING PROVISION (h-13)** to **AGRICULTURAL SITE-SPECIFIC ZONE (A(sp109))** and **NATURAL ENVIRONMENT SITE-SPECIFIC ZONE (NE(sp109))**.

The subject holding removal is related to site specific by-law 2024-073.

DRAFT



REPORT COR-2025-059

TO: Mayor and Members of Council

PREPARED BY: Justine Brotherston, Director of Corporate Services/Municipal Clerk

PRESENTED BY: Justine Brotherston, Director of Corporate Services/Municipal Clerk

MEETING DATE: November 19, 2025

SUBJECT: Kennel Licensing By-law Review

RECOMMENDATION

That Report COR-2025-059 entitled Kennel Licensing By-law Review be received for information.

Purpose

The purpose of this report is to seek direction from Council on undertaking a comprehensive review of the Township's Kennel Licensing By-law provisions for doggy daycares and in-home kennels.

Background

At the January 22, 2025, Council Meeting, Council received a delegation from Jennifer Beehler regarding a request to amend the Township's Kennel and Dog Licensing By-law to permit in-home kennels and doggy daycares.

The delegate requested that an in-home kennel licence be established and that these kennels be permitted within settlement areas in the Township.

County of Wellington Official Plan and Township Zoning By-law Summary

The Township's Zoning By-law prohibits kennel uses unless they are specifically permitted by an amendment to the Township's Zoning By-law. Where specifically permitted by amendment to the Township's Zoning By-law, the following regulations apply:

- i. the minimum required lot area shall be 3 ha;

- ii. the kennel shall be located no closer than 125 m from any existing residential dwelling, or commercial or institutional building on any other lot;
- iii. a secure, chain link fence enclosure shall be installed and maintained around any outdoor run or outdoor common play area;
- iv. any pen area for the housing of dogs shall be constructed with solid walls and roofing;
- v. dog activity is not permitted in any outdoor run or outdoor common play area between the hours of 8 p.m. and 7 a.m.

The County of Wellington's Official Plan (Official Plan) only permits kennels on lands designated as primary agricultural lands on existing lots of record and on lands designated as secondary agricultural.

Kennel and Dog Licensing By-law Summary

The Township's Kennel By-law states that all kennels must comply with all requirements of the Township's Zoning By-law. Further, it states that no more than 3 dogs may be housed in a dwelling unit and a maximum of 5 dogs may be kept per property. This provision accounts for properties with more than one dwelling unit.

The Boarding License permits a maximum of 25 dogs be kept on the property including any dogs owned by the property owner and requires that the kennel facilities be located in a building separate from the dwelling, and in accordance with the By-law's Section 11 Minimum Standards.

Comments

Planning Implications

For a kennel to be permitted within a settlement area, this would require a Township initiated amendment to the Official Plan, as well as an amendment to the Township's Zoning By-law. At this time staff are not recommending that Council endorse a Township led amendment to the Official Plan to include kennel permissions under any other land designations. Further, given the requirements in the Official Plan, staff are not recommending any Township led changes to the Township's Zoning By-law with respect to kennel permissions. Any property owner in Ontario may initiate a *Planning Act* application to amend their property designation and/or zoning which would be reviewed based on the merits of the application.

In-home Boarding Kennel Licensing Options

Staff have found limited examples of in-home boarding kennels in Ontario. One example is the Town of Fort Erie which permits In-home Pet Boarding of up to three (3) domestic pets but does not permit any outdoor facilities.

Council may consider an amendment of the Township's Kennel Licensing By-law to permit an In-home Boarding Kennel Licence which would permit the boarding of a maximum of 5 dogs, including any dogs owned by the property owner. Should Council direct staff to proceed, a review to determine the minimum standards and License Application Requirements for this new license type should be conducted.

The purpose of these requirements to ensure that the dogs are being kept in a humane and safe environment, while ensuring that there are limited nuisance impacts to neighbouring properties as a result of the use.

Staff recommend that should Council desire this amendment to the Kennel Licensing By-law that it being included as part of the 2026 Corporate Work Plan.

Financial Implications

None

Applicable Legislation and Requirements

None

Engagement Opportunities

None

Attachments

None

Respectfully submitted,

Reviewed by:

**Justine Brotherston,
Director of Corporate Services/
Municipal Clerk**

**Courtenay Hoytfox,
CAO**



REPORT COR-2025-060

TO: Mayor and Members of Council

PREPARED BY: Justine Brotherston, Director of Corporate Services/
Municipal Clerk

PRESENTED BY: Justine Brotherston, Director of Corporate Services/
Municipal Clerk

MEETING DATE: November 19, 2025

SUBJECT: Radio Communication Tower Proposal
7867 Small Road
CON 11 PT LOT 36

RECOMMENDATION

That Report COR-2025-060 entitled Radio Communication Tower Proposal 7867 Small Road be received for information; and

Whereas Innovation, Science and Economic Development Canada (ISED) is responsible for granting authorization for the construction of telecommunication facilities and requires that applicants consult with the local land use authority for telecommunication installations; and

Whereas the Township and its expert consultants have reviewed the Radiocommunication Tower proposal in accordance with the Township's Radiocommunication Tower and Antenna Protocol Policy (Policy) and are satisfied that all requirements have been met; and

Whereas no comments or concerns were received from the public with respect to the proposed Radio Communication Tower;

Therefore be it resolved,

That Council supports the proposed Radio Communication Tower Proposal; and,

That Council authorizes staff to issue a letter of Concurrence to ISED in accordance with the Policy.

Purpose

Innovation, Science, and Economic Development Canada (ISED), the Federal department responsible for granting authorization for telecommunication facilities, requires that applicants consult with the local land use authority for telecommunication installations. In 2023 the Township adopted its Radiocommunication Tower and Antenna Protocol Policy which outlines the process which proponents must follow within the Township to establish a new radiocommunication tower within the Township.

Background

Application

The purpose of the application is to construct a 60-metre self-support style tower including additional fixed wireless equipment as required, with a 2.4 metre fence to accommodate initial and future loading for national wireless carriers.

Location & Site Characteristics

The proposed wireless communication structure will be located on the South side of Small Road between Darkwood Road and Concession Rd 11 on Agricultural and Natural Environment Zoned land. The closest residential dwelling is approximately 86 metres to the north.



Staff, Agency & Public Comments

The application was circulated to external agencies, internal departments, and the Township's radiocommunication tower consultant. In accordance with Section 8.2 of the Township's Policy,

properties within three times of tower height (180 metres) were notified of the proposed tower. No public comments were received with respect to the proposed tower.

Applicable Legislation & Requirements

County of Wellington Official Plan

Section 12.6.1, Utilities Allowed, may permit the following uses in any land use designation, subject to the provisions of the Zoning By-law:

All electrical power facilities, including all works defined by the Power Corporation Act and telecommunications facilities and multi-use cables, provided that the development satisfies the provisions of the Environmental Assessment Act, the Environmental Protection Act and any other relevant legislation.

Township of Puslinch Zoning By-Law

When utility services are licensed by Innovation, Science, and Economic Development Canada, Local, Regional and Provincial Planning documents do not apply. A Public Use, which includes a use that is controlled by the Federal government, is permitted in all zones within the Township.

Conclusion

The proponent has satisfied the requirements of the Township's policy, and there are no outstanding comments regarding the telecommunication tower proposal, and therefore staff recommend the issuance of a letter of concurrence .

Financial Implications

None

Applicable Legislation and Requirements

Radiocommunication Act

Township Radiocommunication Tower and Antenna Protocol Policy

Engagement Opportunities

As outlined throughout the report.

Attachments

Schedule "A" Application submissions and comment summaries.

Respectfully submitted,

**Justine Brotherston,
Director of Corporate
Services/Municipal Clerk**

Reviewed by:

**Courtenay Hoytfox,
CAO**

Monika Farncombe

To: Justine Brotherston
Subject: RE: New Entry: Radiocommunication Tower and Antenna Application

From: Township of Puslinch <services@puslinch.ca>
Sent: Monday, August 25, 2025 4:44 PM
To: Justine Brotherston <jbrotherston@puslinch.ca>
Subject: New Entry: Radiocommunication Tower and Antenna Application

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

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

Property Owner's Name

Michelle and Ryan Wesley Nap

Property Owner's Phone Number

[REDACTED]

Property Owner's Email Address

[REDACTED]

Property Address

[REDACTED]

Name of Proponent

SLI Towers Inc.

Proponent's Address

146 Thirtieth Street, Suite 100
Etobicoke, ON
M8W 3C4

Primary Contact

Dom Claros

Primary Contact Phone Number

+14374253982

Primary Contact Email Address

municipal@slitowers.ca

Which of the following best applies to your proposal?

New Radiocommunication Tower

Please select the type of property that best applies to the proposal:

Agricultural

Description of proposed Radiocommunication Tower. (Include structure type, shelter type, access, and utility sources).

Proposed self-support style telecommunications installation with 15mx 15m fenced compound and cabinets. Gravel access from Small Road with parking pad.

What is the proposed height of the tower?

60m

Upload Map of Property or Detailed Physical Location using the National Antenna Information Database.

 [2025-TOW0023-DARKWOOD-401-BOUNDARY-Dwgs-Aug19.pdf](#)

 [7867SmallRdRender.pdf](#)

Upload Coverage Map in accordance with Section 5.2(8).

 [coverage_map0023.pdf](#)

Provide a written justification in accordance with Section 5.2(4).

See Justification Report.

Upload a title search and authorization form of the property.

 [PARCEL-REGISTER.pdf](#)

 [Owners_Auth.pdf](#)


Upload Co-location Alternatives

 [SLI-Towers-7867-Small-Road-TOW0023-Justification-Report.v2.pdf](#)

Upload Site Plan or Survey Drawn to Scale

 [Site-Design-X-4041.pdf](#)

Upload approval from Transport Canada and NAV Canada outlining aeronautical obstruction marking requirements (painting, lining or both).

 [ATS-25-26-00003860.pdf](#)

 [25-1552-Letter-to-proponent.pdf](#)

Upload a written attestation signed by the Professional Engineer taking responsibility for the site's compliance, stating: That the proposed facility will comply with Safety Code 6 and that the proposed facility will comply with the National Building Code and National Fire Code in accordance with the proponent's responsibilities under enabling federal legislation. In lieu of providing these attestation, a declaration of Insurance and Liability statement can be submitted.

 [SLI-Towers-Declaration-of-Compliance-TOW0023-.pdf](#)

 [RNOL-3343-7867-Small-Road-Development-Clearance-Letter.pdf](#)

Field ID #9

I have read, understood and agree to the Terms and Conditions.

Signature



Sent from [Township of Puslinch](#)



Proposed New Telecommunications Installation

7867 Small Road, Puslinch
File No. TOW0023

June 5, 2025
v.2

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



Proposed New Telecommunications Tower Installation
Township of Puslinch
7867 Small Road, Puslinch
File No. TOW0023

Introduction

SLI Towers Inc. is proposing a new wireless telecommunications facility at 7867 Small Road within the Township of Puslinch. Our current application has all carriers in mind and has the ability for co-location for all carriers and wireless internet providers (including Bell, Rogers, Telus and Freedom Mobile).

Our proposed location was selected as there is a great need for coverage in the area, and SLI Towers wanted to ensure the placement of our tower was setback from nearby residents while continuing to service them. SLI Towers believes the proposed telecommunications installation provides the best setbacks from existing residents while optimizing the ability to provide them with the enhanced coverage and network capacity for all major wireless network providers necessary to provide these vital services.

The subject property is designated Greenbelt Area and the proposed tower will be within a compound area of 15m x 15m located in the southwest corner of the property. The view of the tower base will be greatly mitigated by a 2.4m high board fence surrounding the compound, as well as by the surrounding tree lines.

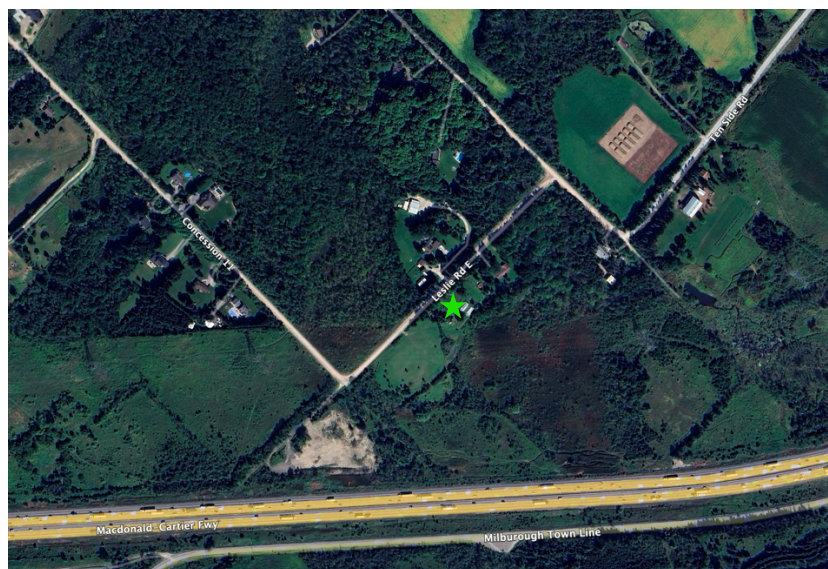


Figure 1: Proposed 60m Self-Support Tower location (shown by the green star)

Design

The proposed tower is a 60m self-support-style installation, engineered to accommodate initial and future loading for national wireless carriers, as well as additional fixed wireless equipment as required (as illustrated in the photo simulations in Exhibit "A").

Zoning and Regional Authorities

The proposed tower is located within an Agricultural (A) Zone and Natural Heritage System (NE) Zone, as shown in Figure 2. Based on the Oak Ridges Moraine Conservation Plan mapping, the proposed site is outside of any regulated areas as shown in Figure 3.



Figure 2: Township of Puslinch Zoning Bylaw No. 023/18 (Wellington Interactive Map)

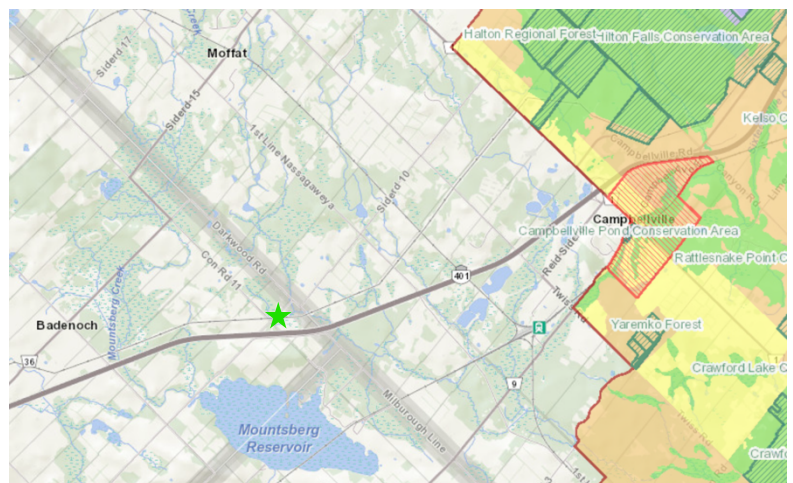


Figure 3: Oak Ridges Moraine Conservation Plan Interactive Map

The proposed site is subject to the Conservation Halton regulatory authority, as in Figure 4, being located within the Conservation Boundaries. In accordance with the *Conservation Authorities Act* and *Ontario Regulation 41/24*, SLI Towers will submit this proposal to Conservation Halton to determine if the proposed installation will fall within their boundaries. Should a permit be required, it will be provided to the Land Use Authority and to ISEDC following a successful application to Conservation Halton.

Following Pre-Consultation with the Township of Puslinch, it has been determined that a Development Clearance Letter will likely be required and the necessary forms have been completed and provided with this application.



Figure 4: Conservation Halton Interactive Map

Coverage Objective

The proposed installation is designed to improve wireless service to local residents of Puslinch as well as to commuters along Highway 401. The tower is required to address continually increasing demand for wireless voice and data services as high-quality data and voice services have become essential to local residents. A switch from land lines to mobile devices also means that mobile networks are the primary means of accessing 911 and emergency services, for which reliable wireless coverage is vital. This coverage solution will address the poor cellular service issues directly and positively impact connectivity in the area.

In the below map of coverage, the pervasive red spots along Highway 401 to the east and west of our proposal location indicates poor cellphone service coverage, which can be presumed to affect the surrounding communities as well. The area surrounding the proposal location is hilly, which creates peaks and valleys that harm the reach of existing cell towers' reception.

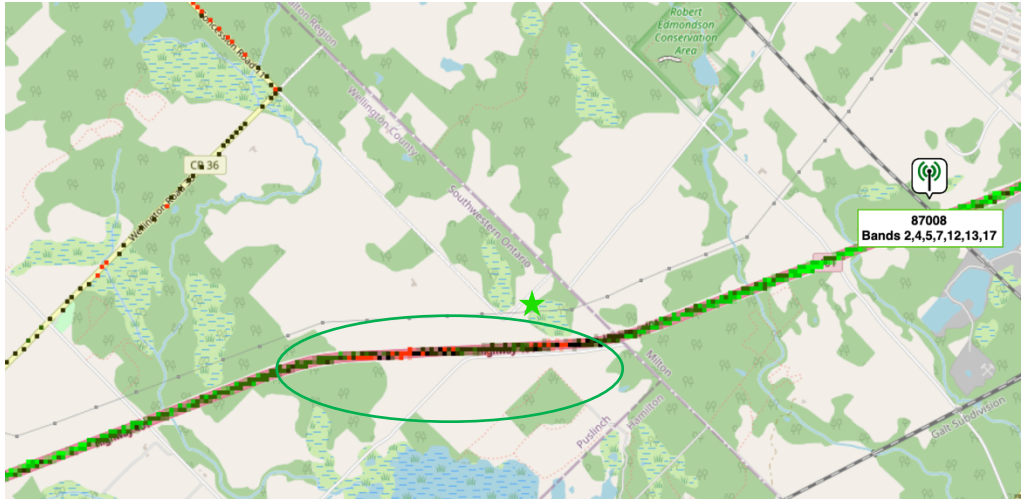


Figure 5: Cell Mapper coverage map (Bell Services)

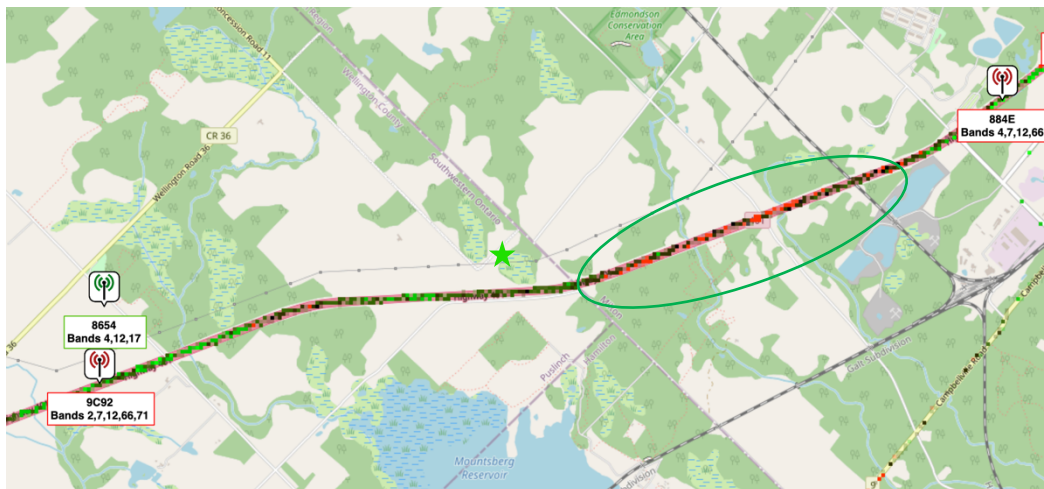


Figure 6: Cell Mapper coverage map (Rogers Services)

Site Selection & Land Use Considerations

SLI Towers Inc. has selected the subject property as it is ideally situated within the required range of coverage in Puslinch, while maximizing the setbacks from more sensitive uses nearby. The proposed tower location maintains a significant setback of almost 3 km from the nearest residential (Village Residential) zoned property in Milton as shown in Figure 7 below. The nearest residential zoned property within the County of Wellington is much further away in Morriston, approximately 5.6 km

from the proposed installation. As per ISED's protocol, the prescribed notification distance of a tower is three times the tower height, which in the case of our proposal would be 195m. Therefore, the tower would not only meet but exceed the prescribed notification radius from the nearest residential dwelling.

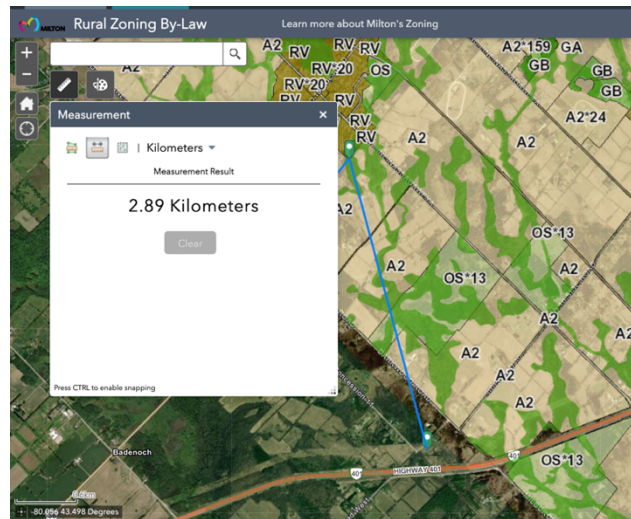


Figure 7: Distance of tower from nearest residential (RV) zoned property.

This location was also selected due to the presence of a hydro corridor along the southern property line, as in Figures 8 and 9 below, which may be faintly seen as well in the aerial photograph in Figure 1. The proposed telecommunications installation will be situated in line with the hydro corridor in order to further camouflage with the existing utilities.



Figure 8: ONLand Mapping



Figure 9: Our site photo



Screening Measures & Design

The proposed tower will be located on the southwest corner of the subject property and will occupy unused space. The proposed installation is illustrated in the conceptual site plan in Exhibit "B" of this report. Further, the compound will be completely surrounded by a 2.4m fence in order to prevent public access. The slim line self-support tower was chosen in order to support multiple carriers at a height necessary to improve coverage in the area, while greatly minimizing the visual impact.

General Analysis of Potential Effects on Nearby Electronic Equipment from the Proposed Telecommunications Tower

As part of our application to deploy a telecommunications tower within the Township of Puslinch, we acknowledge and address concerns related to the potential for radio frequency (RF) interference with nearby electronic and communications equipment. We are committed to ensuring that our operations comply with Innovation, Science and Economic Development (ISED) Canada regulations, including the CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems, and Section 7.2 of the protocol, which outlines the requirements for addressing and mitigating interference.

Potential for RF Interference

Telecommunication towers emit RF energy to enable wireless communication services. Under normal operation, these emissions are well within regulated limits and are not expected to interfere with:

- Consumer electronics (e.g., radios, televisions, computers)
- Medical devices (e.g., hearing aids, pacemakers)
- Licensed broadcasting or communication services
- Emergency or municipal communication systems

However, as part of responsible deployment, we recognize that unintentional interference may occasionally occur due to equipment malfunction, environmental factors, or signal overlap with nearby sensitive receivers. As such, SLI Towers ensures the municipality that all equipment will be Industry Canada-certified, and only licensed frequency bands will be used.

Proactive Interference Management (Section 7.2 of CPC-2-0-03)

To fulfill the requirements of Section 7.2, we will implement the following measures:

- Routine Testing and Maintenance: RF emissions will be tested regularly to confirm compliance and detect anomalies.
- Interference Resolution Process:
- If interference is reported by nearby residents, businesses, or municipal systems, we will immediately investigate the source.

- If our equipment is found to be the cause, corrective action will be taken promptly (e.g., equipment repair, shielding, or reconfiguration).
- Coordination with ISED: We will work cooperatively with ISED to resolve any verified interference complaints and take direction as needed.

Setbacks from Existing Antenna Sites & Co-location Opportunities

The configuration of modern wireless networks requires close proximity between cellular towers and base stations to ensure sufficient coverage and network capacity. When seeking to enhance coverage in the Township of Puslinch, SLI Towers has contacted the municipality to inquire regarding any new tower applications or approvals, as well as reviewed existing towers for co-location opportunities, and have determined that there are no viable co-location options.

The nearest existing tower to the proposal location is a Bell tower approximately 2.7 km east (blue pin), which is too far to provide any co-location options at the elevations available. The next closest tower is a Rogers tower approximately 2.9 km west (red pin) of the proposed tower. These towers are not close enough as is necessary to provide the coverage speeds residents have come to trust and expect, nor for any co-location opportunities. The only other towers within the vicinity of the target area are even further away, concentrated in the commercial centre in Aberfoyle.

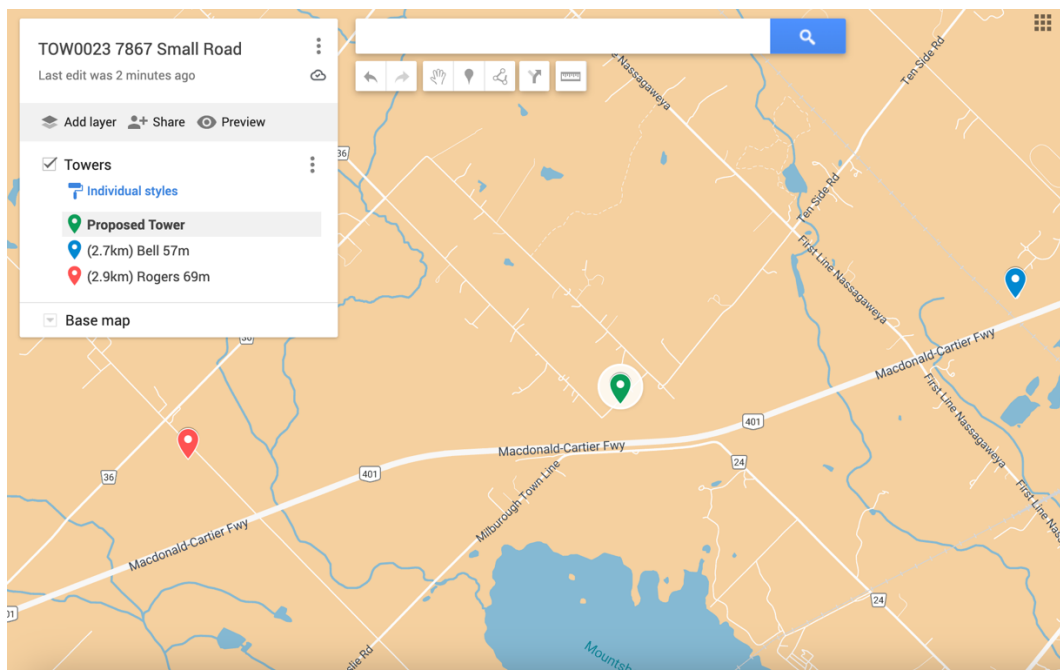


Figure 10: Existing Cellular Facilities in the vicinity of the Subject Property



Control of Public Access

Equipment to support the tower will be located within the tower compound with no public access. All service provider equipment cabinets will be monitored for unauthorized access and be further protected with lights / motion detectors.

Health Canada Safety Code 6 Compliance

Health Canada's role is to protect the health of Canadians, so it is the Department's responsibility to research and investigate any possible health effects associated with exposure to electromagnetic energy, such as that coming from cell phones and base stations. Health Canada has developed guidelines for safe human exposure to RF energy, which are commonly known as Safety Code 6. ISSED Canada requires all proponents and operators to ensure that their installations and apparatus comply with Safety Code 6 at all times.

SLI Towers Inc. attests that the radio antenna system described in this notification package will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier collocations and nearby installations within the local radio environment. For more information on Safety Code 6, please visit the following Health Canada site at: www.healthcanada.gc.ca/radiation.

Canadian Environmental Assessment Act

SLI Towers Inc. attests that the radio antenna system as proposed for this site will comply with the Canadian Environmental Assessment Act, as the facility is exempt from review. The Federal government revised the Canadian Environmental Assessment Act in July 2012. Only radiocommunication antenna and supporting structures that are part of or incidental to projects that are designated by the Regulations.

Designating Physical Activities or otherwise designated by the Minister of the Environment as requiring an environmental assessment are subject to the CEEA, 2012. The proposed location creates no impact on area environmental features.

Transport Canada's Aeronautical Obstruction Marking Requirements

SLI Towers Inc. attests that the radio antenna system described in this justification report will comply with Transport Canada / NAV CANADA aeronautical safety requirements. When Transport Canada / NAV Canada have determined if any aeronautical safety features are required for the installation, such information will be provided to Puslinch.

For additional detailed information, please consult Transport Canada at:
<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-512.htm>

Engineering Practices

SLI Towers Inc. attests that the radio antenna system as proposed for this site will be constructed in compliance with the applicable CSA codes (S37-18), or any applicable successor code) and comply with good engineering practices including structural adequacy.



Contact Information

SLI Towers Inc, can be contacted via the following methods:

146 Thirtieth Street, Suite 100

Etobicoke, ON M8W 3C4

(437) 425-3982

municipal@slitowers.ca

Municipal Consultation Process

SLI Towers Inc. builds and operates shared wireless telecommunications infrastructure designed to ensure that service providers can address their customers' needs in the most efficient manner. In Canada, wireless communications facilities are a federal undertaking, and consequently SLI Towers is required by ISED Canada to consult with land-use authorities in siting telecommunication infrastructure locations.

The consultation process established under ISED Canada's authority is intended to allow the local land-use authorities the opportunity to address land-use concerns while respecting the Federal government's exclusive jurisdiction over the siting and operation of wireless and data systems.

SLI Towers Inc. welcomes comments from the municipality and its agencies to address any expressed comments that are deemed relevant by Industry Canada's CPC-2-0-03 Issue 6.

ISED Canada's Spectrum Management

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through ISED Canada. SLI Towers Inc is participating in this consultation in accordance with ISED Canada's guidelines CPC-2-0-03 Issue 6.

For more information on ISED Canada's consultation guidelines including CPC-2-0-03 contact <http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html> or the local ISED Canada office:

Southwestern Ontario District Office

4475 North Service Road, Suite 100

Burlington ON L7L 4X7

Tel: 1-855-465-6307

Fax: 905-639-6551

Email: spectrumswodo-spectrebdsoo@ised-isde.gc.ca

General information relating to antenna systems is available on ISED Canada's Spectrum Management and Telecommunications website: <https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/home>



Conclusion

Reliable wireless communication services are a key element of economic development across Canada. These services facilitate the growth of local economies by providing easy access to information and connectivity for residents and businesses alike. Access to modern communication networks is an increasing necessity along with other utilities, in both urban and rural communities.

As people rely more on wireless devices such as smartphones, tablets and laptops for business and personal use, new towers are required to ensure high quality voice and data services are consistently available.

In addition to meeting consumer and business needs, reliable wireless networks are also critical to ensuring accessibility to emergency services such as fire, police, and ambulance. Wireless communication products and services used daily by police, EMS and firefighters and other first responders, are an integral part of Canada's safety infrastructure.

SLI Towers Inc. attests that the proposed tower will address deficiencies in wireless network coverage and capacity, and minimizes the impact on surrounding land uses, since the collocation of multiple providers on the tower will eliminate the need for any additional tower infrastructure in the area.

SLI Towers Inc. looks forward to working with the Township of Puslinch to help improve wireless services in the municipality. If you require further information about this proposal, please contact us anytime.

Best regards,

SLI Towers Inc.

municipal@slitowers.ca

slitowers.ca



Exhibit A: Photo Simulation



(An image of the tower superimposed on an artist's rendering is shown to demonstrate the type of tower. The rendering does not depict the proposed location.)

Exhibit B: Conceptual Site Plan with Proposed Leased Area





PRELIMINARY SITE DRAWINGS

SITE NAME: **DARKWOOD & 401 BOUNDARY**
SITE NUMBER: TOW0023
PROJECT: NEW SITE

VICINITY MAP



CODE COMPLIANCE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE CANADIAN, PROVINCIAL AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE:
ONTARIO BUILDING CODE

ELECTRICAL CODE:
CANADIAN ELECTRICAL CODE (LATEST EDITION)
NATIONAL FIRE CODE (NFC) (LATEST EDITION)

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
CSA S37-24 ANTENNAS, TOWER, AND ANTENNA-SUPPORTING STRUCTURES.
CONCRETE MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF CSA A23.1. TESTING METHODS SHALL CONFORM TO CSA A23.2.
ALL STEEL FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH CSA STANDARDS S37-24, AND S16-19 (LATEST EDITION).
LAPS, ANCHORAGES AND SPLICES SHALL COMPLY WITH THE REQUIREMENTS OF CSA A23.3.
ALL STEEL SHALL CONFORM TO CSA G40.21 UNLESS NOTED OTHERWISE.

TOWER INFORMATION

PROPERTY INFORMATION:
SITE TYPE: 60m
SELF-SUPPORTED TOWER

APPROXIMATE LOCATION:
LATITUDE: 43.475086° N
LONGITUDE: 80.044414° W

RELEVANT SA:
N/A

RELEVANT AUDIT:
N/A

RELEVANT WORK ORDER:
N/A

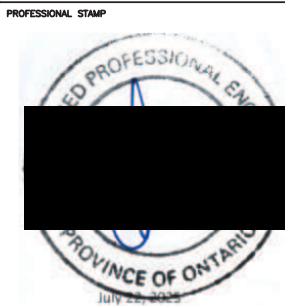
SHEET INDEX

SHEET	REV	DESCRIPTION
T-1	0	TITLE PAGE
A-1	0	TOWER PROFILE
A-2	0	SITE PLAN AND COMPOUND PLAN
A-3	0	SURVEY SKETCH

CLIENTS



PROJECT NUMBER
T350785.P486362



IAIN M. HARRISON P.ENG No.: 100011993
TEP CANADA CoA No.: 100546989

REVISIONS		
No.	Description	Date
0	ISSUED FOR PERMIT	07.22.25

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMED IS STRICTLY PROHIBITED

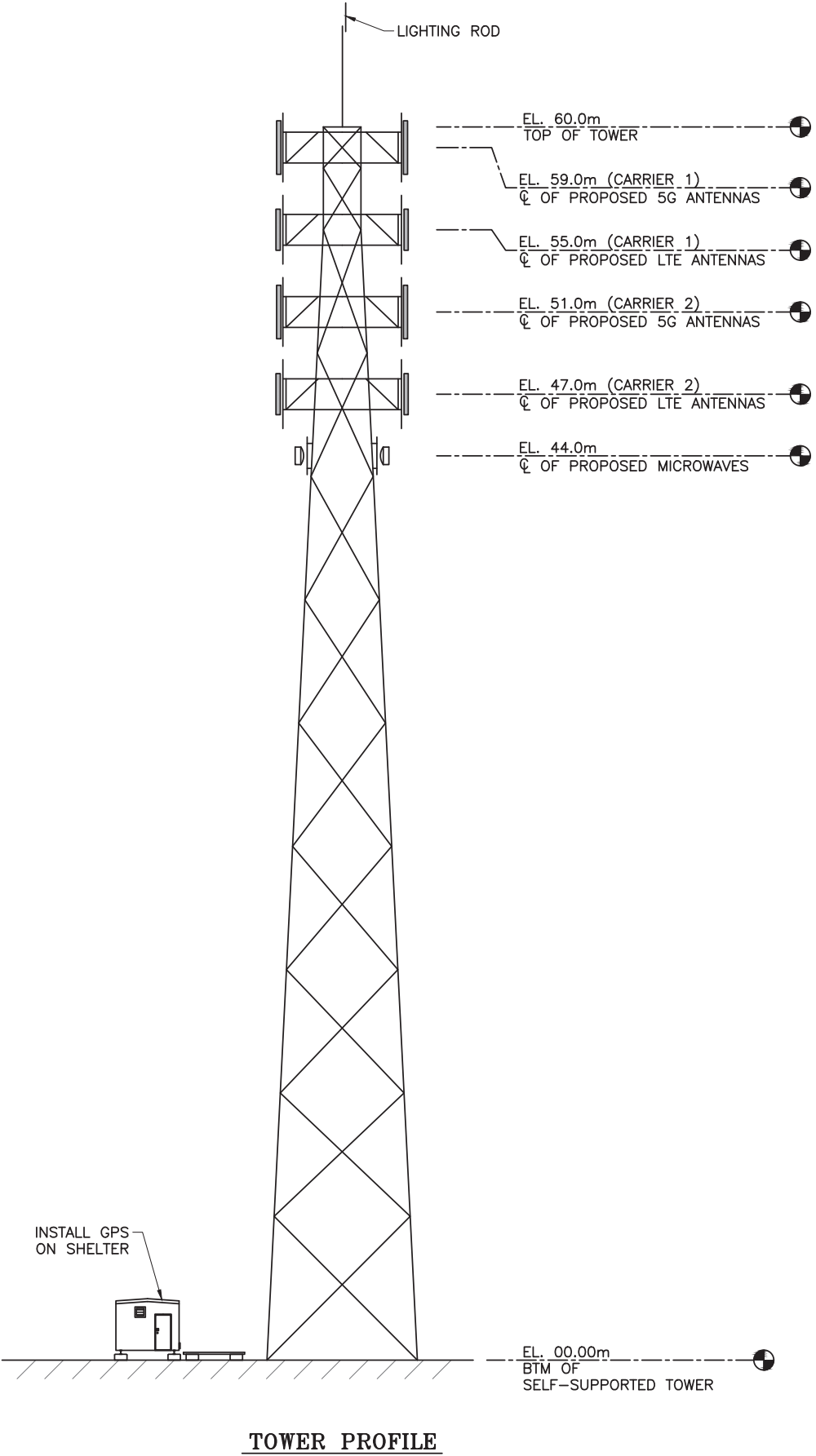
CLIENT NUMBER
TOW0023
DARKWOOD & 401
BOUNDARY

SITE ADDRESS
7867 SMALL RD,
PUSLINCH, ON

SITE DESIGN
PRELIMINARY SITE
DRAWINGS

SHEET TITLE
TITLE PAGE

DRAWN BY SJ	SHEET T-1
CHECKED BY MR	
APPROVED BY IMH	



CLIENTS

ENGINEERING FIRM
TEPCANADA
TEP ENGINEERING CANADA, U.L.C.
55 NORTHFIELD DR. E, SUITE 198
WATERLOO, ON N2K 3T6
www.tepcanada.ca
ph: 519-885-3806

PROJECT NUMBER
T350785.P486362

PROFESSIONAL STAMP

IAIN M. HARRISON P.ENG No.: 100011993
TEP CANADA CoA No.: 100546989

REVISIONS

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TOW0023
DARKWOOD & 401
BOUNDARY

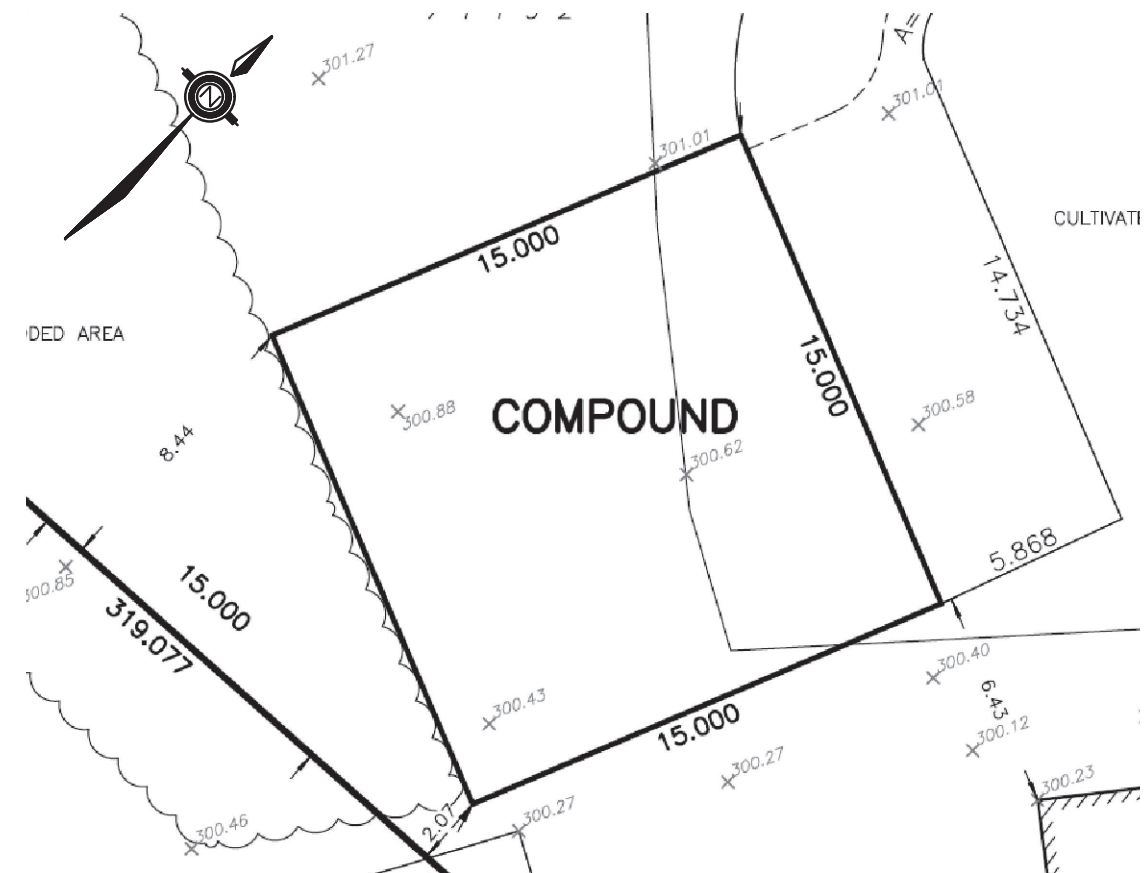
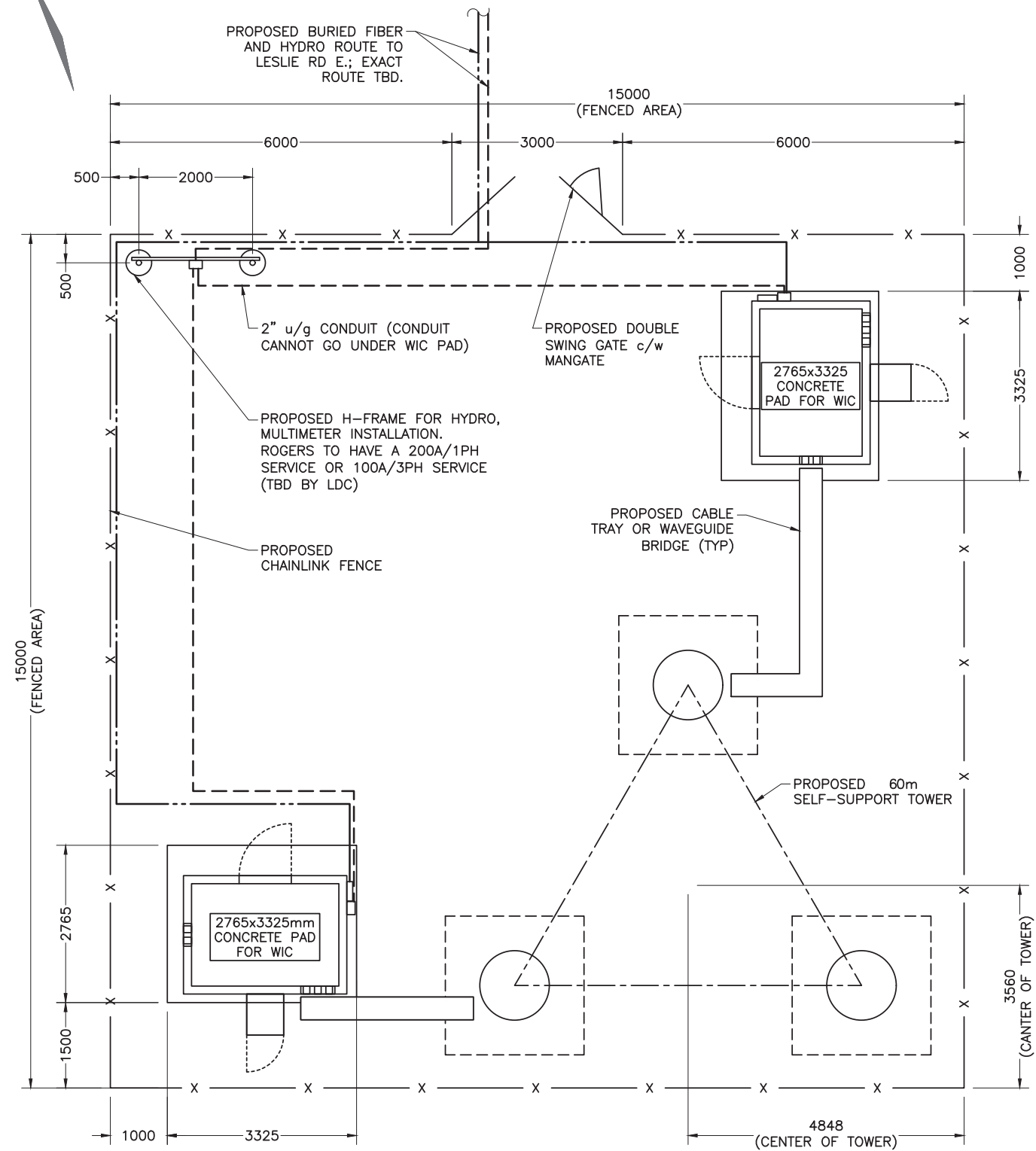
SITE ADDRESS
7867 SMALL RD,
PUSLINCH, ON

SITE DESIGN
PRELIMINARY SITE
DRAWINGS

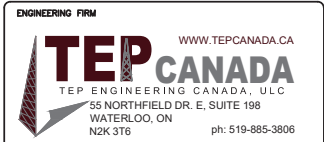
SHEET TITLE
TOWER PROFILE

DRAWN BY
SJ
CHECKED BY
MR
APPROVED BY
IMH

SHEET
A-1



CLIENTS



PROJECT NUMBER
T350785.P486362



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CLIENT NUMBER
TOW0023
DARKWOOD & 401
BOUNDARY

7867 SMALL RD,
PUSLINCH, ON

SITE DESIGN

PRELIMINARY SITE DRAWINGS

SHEET TITLE

SITE PLAN AND COMPOUND PLAN

DRAWN BY SJ	SHEET A-2
CHECKED BY MR	
APPROVED BY IMH	



Proposed New Telecommunications Structure

7867 Small Road, Puslinch
PT LOT 36, CONCESSION 11 , TOWNSHIP OF PUSLINCH, AS IN
R0710479 ; TOWNSHIP OF PUSLINCH

Site Photo Render / View from Road






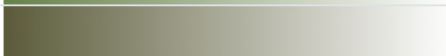


Figure 1: View along Small Road/Leslie Road E traveling east-west facing east into the subject property.



Figure 2: View from the road at the subject property facing west. The tower is not visible from the road during summer months due to the dense concentration of trees and foliage at the property line and is situated in line with the hydro corridor.

MAP OF EXISTING and PROPOSED COVERAGE

LEGEND (decibels per milliwatt)

-40 to -85 dBm	
-85 to -95 dBm	
-95 to -105 dBm	
-105 to -115 dBm	
-115 to -140 dBm	
< -140 dBm	

Perception

Excellent - Good (Strong signal -
Stable voice/data, lower speeds)

Weak (Slower data, dropped calls)

Very Weak/Unusable (likely no
connection)

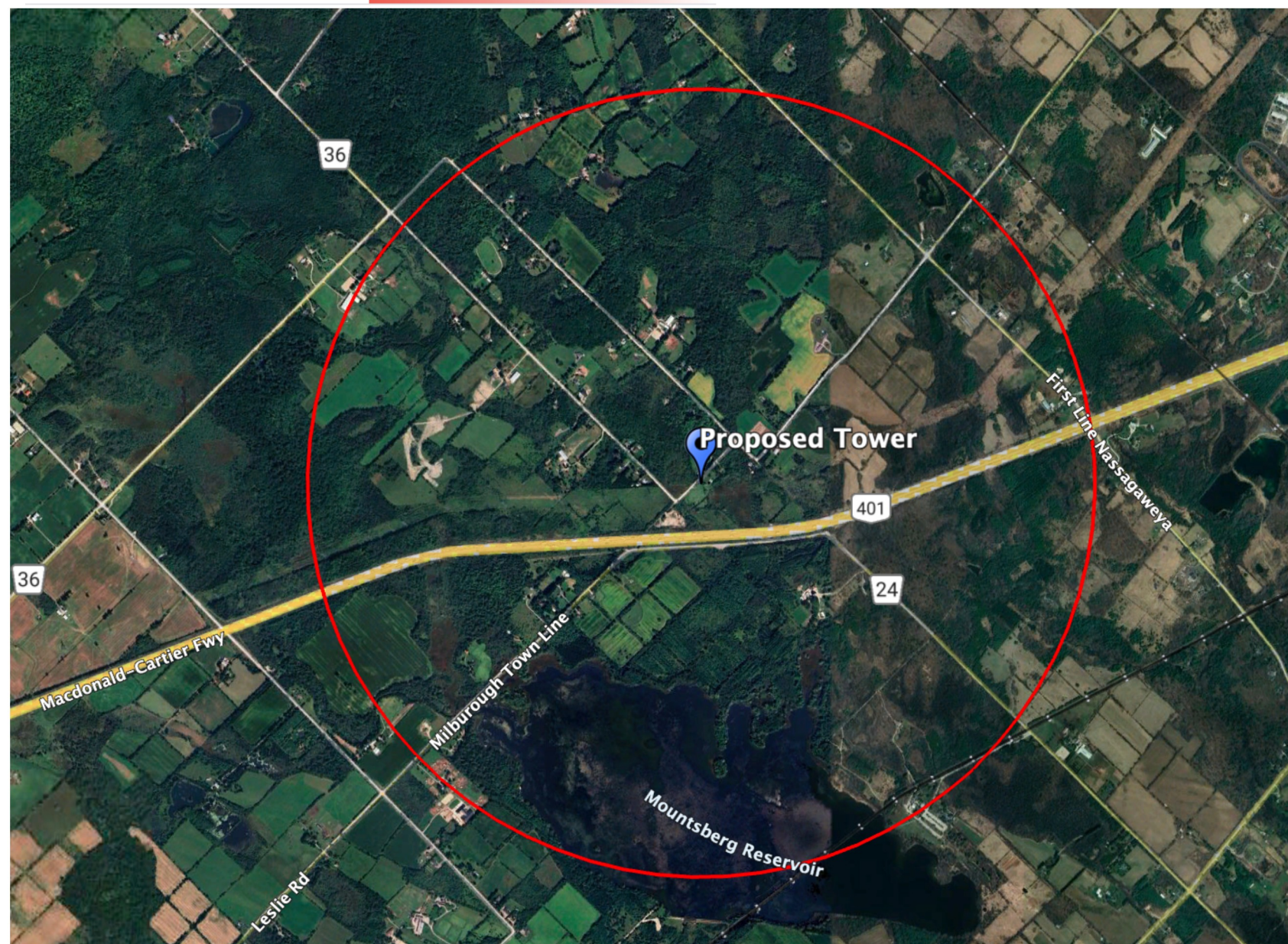


Figure 1 : Satellite view of proposed tower and estimated target area for consistent signal coverage (approximately 2km radius).

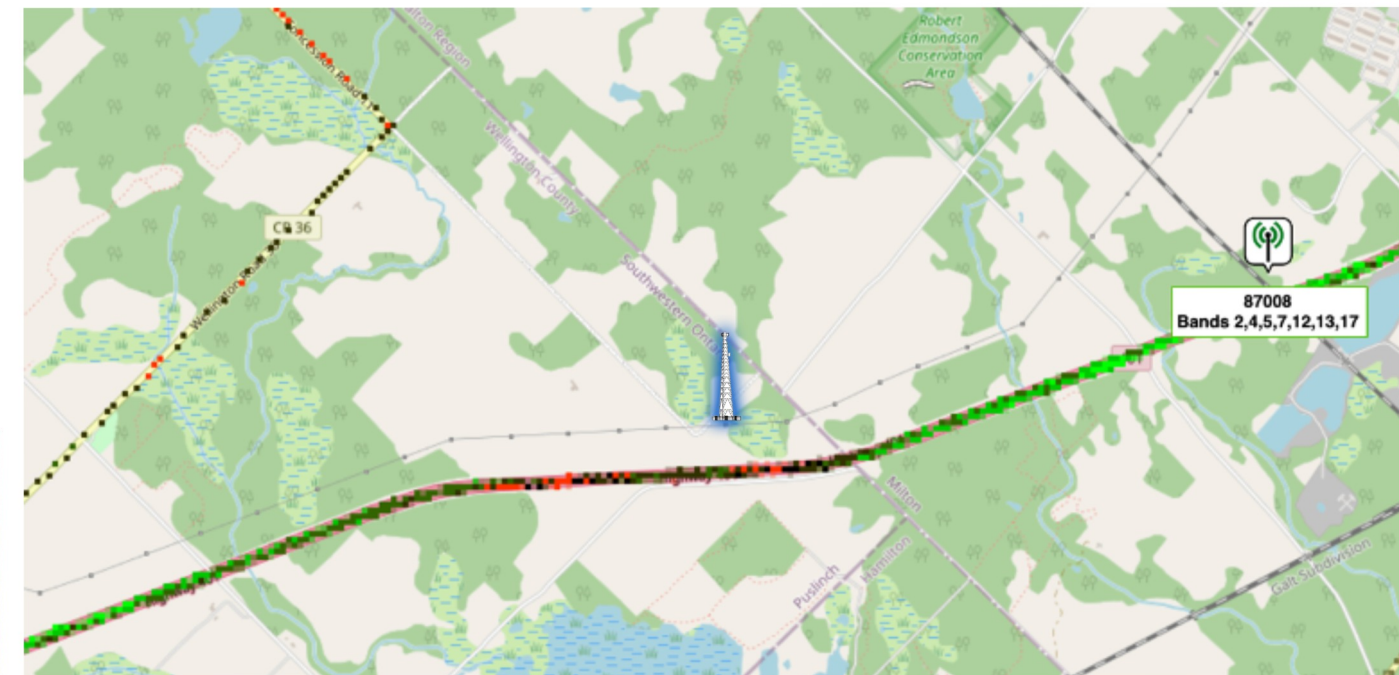


Figure 2 (above) : Bell Service within the target vicinity.

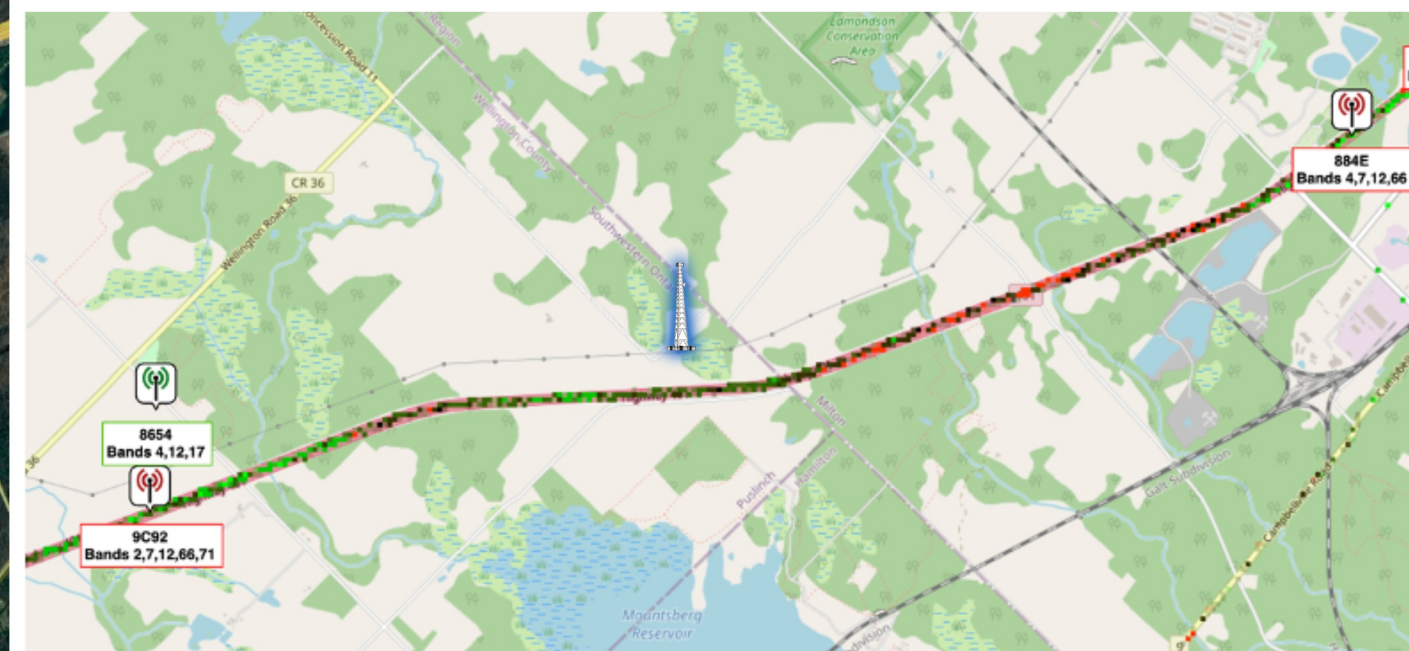


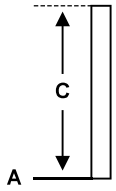
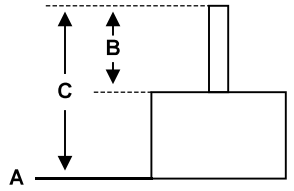
Figure 3 (above) : Rogers Service within the target vicinity.



Transport
CanadaTransports
CanadaTransport Canada number
ATS-25-26-00003860

Applicant number

AERONAUTICAL ASSESSMENT FORM
for obstacle notice and assessment

Owner (company name) SLI Towers Inc.			
City Toronto		Province/Territory Ontario	Postal code (A1A 1A1) M8W 3C4
Telephone number (999-999-9999) (437) 425-3982	Email Address municipal@slitowers.ca		
Applicant (company name) SLI Towers Inc.			
City Toronto		Province/State Ontario	Postal code (A1A 1A1) M8W 3C4
Telephone number (999-999-9999) (437) 425-3982	Email Address municipal@slitowers.ca		
Geographic Coordinates <input checked="" type="checkbox"/> NAD83 <input type="checkbox"/> NAD27 <input type="checkbox"/> WGS84 N Latitude deg <u>43</u> min <u>28</u> sec <u>30.0</u> For extensive structures submit geographical coordinates separately (e.g. windturbines, transmission lines, building corners). W Longitude deg <u>80</u> min <u>02</u> sec <u>41.2</u>			
HEIGHTS	Feet	Metres	Structure alone 
A Ground Elevation (AMSL)	987.5	301	Structure with an addition 
B Height of an addition to a structure			
C Total structure height including B (AGL)	213.3	65	
Overall height (A plus C) (AMSL)	1200.8	366	
Is the location on lands affected by Airport Zoning Regulations (AZRs) ? <input type="radio"/> Yes <input checked="" type="radio"/> No Where the object is on lands affected by AZRs , a legal survey attesting conformance is required.			
Nearest Aerodrome Burlington Executive Airpark Airport		Have you contacted the aerodrome? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Description of Project (or attached) 65 metre slim line self support telecommunications tower for multiple carriers. Tower to be located at the address of 7867 Small Road, Puslinch ON.			
Notice of <input checked="" type="radio"/> New Structure <input type="radio"/> Change to existing structure		Duration <input checked="" type="radio"/> Permanent <input type="radio"/> Temporary	
Proposed Construction Date: From (yyyy-mm-dd): <u>2025-06-03</u> To (yyyy-mm-dd): <u>TBD</u>			
Applicant Name Dom Claros		Telephone (999-999-9999) (437) 425-3982	Date (yyyy-mm-dd) 2025-04-03
TRANSPORT CANADA ASSESSMENT (Transport Canada use only)			
Marking and lighting required (as per Standard 621) <input type="checkbox"/> Night Protection <input type="checkbox"/> Day Protection <input type="checkbox"/> Temporary Lighting <input checked="" type="checkbox"/> No protection required			
Completion of this form does not constitute authorization for construction nor replace other approvals or permits.			
Transport Canada Civil Aviation Inspector Name Zachery Premate			Date (yyyy-mm-dd) 2025-07-07

Note 1: This assessment expires 18 months from the date of assessment unless extended, revised, or terminated by the issuing office.

Note 2: If there is a change to the intended installation, a new submittal is required.

INSTRUCTIONS FOR COMPLETING FORM

Submittal: An Aeronautical Assessment Form (AAF) is submitted, If requested by Transport Canada or if there is intent for installation of the following types of construction or alteration, including any appurtenance of more than 12m in height:

- (a) of an overall height that exceeds 90 m AGL at the site;
- (b) of a height that exceeds an airport OIS (obstacle identification surface) or OLS (obstacle limitation surface) as specified in *Aerodrome Standards and Recommended Practices - TP312*;
- (c) for aerodromes (including airports), of a height that exceeds an imaginary surface extending outward and upward at a slope of 2%, from the nearest point of the nearest runway for a horizontal distance of 4500 m and thereafter exceeds a 90m height out to 6km;
- (d) for water aerodromes, as (c) except a slope of 4% with the start of the imaginary surface taken as the GPS location published in the Canada Water Aerodromes Supplement (CWAS);
- (e) for a heliport, of a height that exceeds an imaginary surface extending outward and upward at a slope of 4%, from the nearest point of the nearest landing and takeoff area, for a horizontal distance of 2250 m and thereafter exceeds a 90 m height out to 6 km;
- (f) for catenaries and similar crossings (e.g. bridges), of a height such that any portion of the object exceeds 60 m AGL above the crossed river or valley bottom; or
- (g) on lands affected by an Airport Zoning Regulation (AZR) a legal land survey is required with the submittal proving conformance to the AZR.

Completed applications are to be forwarded to the applicable Transport Canada Regional office listed in Standard 621, Appendix A.

Nav Canada: A separate submittal is made to NAV CANADA. Refer NAV CANADA Land Use Program website <http://www.navcanada.ca/EN/products-and-services/Pages/land-use-program.aspx>

Note: Transport Canada and NAV CANADA Land Use are notified, if the proposed construction does not take place.

Geographic Coordinates: Provide GPS coordinates [in degrees, minutes and seconds] of the object. For extensive objects (e.g. windfarms), provide a separate listing of GPS coordinates for each element of the object (e.g. each windturbine). For buildings, provide coordinates for each corner, and coordinates of the dominant structure on the roof.

Heights: Provide height of the ground elevation Above Mean Sea Level (AMSL), the total structure height Above Ground Level (AGL) and the combined overall height AMSL. For extensive obstacles composed of several objects, provide a separate listing of heights corresponding to GPS coordinates.

Description of Project:

- (a) Indicate the type of structure. (e.g. antenna, crane, building, power line, landfill, water tank, wind farm, moored balloon, kite, catenary/cable crossing, etc.)
- (b) For catenaries [e.g. electrical power transmission line crossings], include a drawing of the configuration of the wires and the supporting structures with their heights. Indicate the placement of marking/lighting [if used] on the wires.
- (c) For existing structures, explain the reason for notifying Transport Canada (e.g. corrections, request for new assessment, etc.).
- (d) If the object is on lands affected by Airport Zoning Regulations (AZRs), provide a legal land survey indicating conformance to AZR surfaces.
- (e) For a wind farm, include a spreadsheet with individual turbine identification numbers [ID], geographic coordinates [in minutes, degrees and seconds], ground elevation AMSL and the overall height of the object AGL. Identify those windturbines which will have lighting.
- (f) Indicate what obstacle marking, lighting and monitoring will be applied. It is the responsibility of the owner to apply the appropriate lighting/marketing/monitoring in accordance with Standard 621.

Nearest Aerodrome: Identify the nearest aerodrome. Certified / registered land aerodromes/heliports are contained in the Canada Flight Supplement (CFS) and certified / registered water aerodromes in the Canada Water Aerodrome Supplement (CWAS); both available directly from NAV CANADA.

This form does not constitute authority for construction. Nor does this form replace any approvals, permits or assessments required by NAV CANADA, Industry Canada, other Federal Government departments, Provincial or Municipal landuse authorities or any other agency from which approval/assessment is required.

SCHEDULE “D”
OWNER'S AUTHORIZATION

To Whom It May Concern:

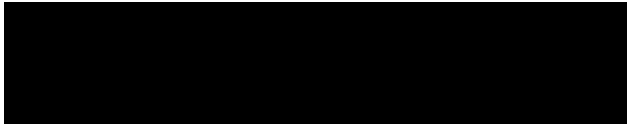
RE: SLI TOWERS INC.

Address: 7867 Small Rd, Puslinch, ON N0B 2J0

Legal description: **PT LOT 36, CONCESSION 11 , TOWNSHIP OF PUSLINCH, AS IN RO710479 ; TOWNSHIP OF PUSLINCH**

SLI TOWERS INC. has our permission to act as our agent to apply for and obtain municipal authorizations and any documentation including copies of all building drawings from the municipality or architect or engineer required to commence design and installation plans of a telecommunications structure on this site.

OWNER:
NAP, RYAN WESLEY; NAP, MICHELLE
7867 Small Rd, Puslinch, ON N0B 2J0

Signature:		
Name:	<u>Michelle Nap</u>	<u>Ryan Nap</u>
Title:	<u>Owner</u>	<u>Owner</u>
Date:	<u>3/5/2025</u>	<u>3/5/2025</u>



DECLARATION OF INSURANCE AND COMPLIANCE

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

From: **SLI Towers Inc.**
146 Thirtieth St, Suite 100
Toronto, ON M8W 3C4

Date: May 20, 2025

Subject: Declaration of Compliance with Canadian and Ontario Engineering Standards and Health Canada's Safety Code 6

This letter is to formally declare that SLI Towers Inc., in our role as a third-party telecommunications tower developer, is fully committed to ensuring that all tower construction, installation, operation, and ongoing maintenance performed within the jurisdiction of the Township of Puslinch will strictly adhere to the following:

1. Compliance with Engineering Standards

All towers designed, constructed, and installed by SLI Towers Inc. shall comply with all applicable Canadian and Ontario engineering practices, codes, and standards. This includes adherence to the most current versions of CSA S37 – *Antennas, Towers, and Antenna-Supporting Structures* and all relevant structural, electrical, and environmental engineering standards.

2. Compliance with Safety Code 6

SLI Towers Inc. fully adheres to Health Canada's Safety Code 6 (Limits of Human Exposure to Radiofrequency Electromagnetic Energy in the Frequency Range from 3 kHz to 300 GHz). We ensure that all wireless facilities and associated infrastructure are designed and operated in compliance with these federal safety guidelines, as amended from time to time.

3. Ongoing Adherence

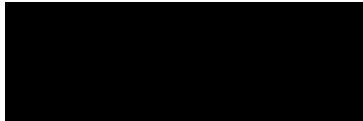
Our company is committed to ongoing compliance throughout the lifecycle of the tower—including planning, construction, operation, and maintenance—and will immediately address any deviations from these standards if they arise.



Furthermore, SLI Towers Inc. maintains adequate and current insurance coverage, including general liability and builder's risk insurance, for all construction and operational phases of our tower installations. Proof of insurance coverage can be made available upon request by the Township.

This declaration is submitted to demonstrates our unwavering commitment to public safety, regulatory compliance, and responsible development practices.

Sincerely,



Name: Dom Claros

SLI Towers Inc.

146 Thirtieth Street, Suite 100,
Toronto, Ontario, M8W 3C4



Planning & Regulations
905.336.1158
2596 Britannia Road West
Burlington, Ontario L7P 0G3
conservationhalton.ca

August 21, 2025

Michelle Nap and Ryan Wesley Nap
[REDACTED]

BY EMAIL ONLY [REDACTED]

To Michelle Nap and Ryan Wesley Nap:

Re: Construction of a telecommunications tower, concrete pad, and access road on a property that is partially regulated by Conservation Halton
7867 Small Road
Township of Puslinch
CH File: RNOL-3343

The applicant is proposing to construct a telecommunications tower, concrete pad, and access road on a property that is partially regulated by Conservation Halton (CH).

Conservation Halton (CH) regulates all watercourses, valleylands, wetlands, Lake Ontario Shoreline, hazardous lands (e.g. flooding and erosion hazards, dynamic beaches, unstable soil and bedrock), as well as lands adjacent to these features. The subject property is traversed by a tributary of Bronte Creek and contains the flooding and erosion hazards associated with that watercourse. CH regulates a distance of 15 metres from the greatest hazard associated with Bronte Creek. The property also contains wetlands. CH regulates a distance of 30 metres from the limits of wetlands. Permission is required from CH prior to undertaking any development activities within CH's regulated area and applications are reviewed under the *Conservation Authorities Act*, Ontario Regulation 41/24 and CH's *Policies and Guidelines for the Administration of Part VI of the Conservation Authorities Act and Ontario Regulation 41/24 and Land Use Policy Document (last amended, April 17, 2025)* (<https://conservationhalton.ca/policies-and-guidelines>).

Based on a review of CH's regulation mapping and the submission, staff have confirmed that although a portion of the subject property is regulated under *the Conservation Authorities Act* and Ontario Regulation 41/24, the proposed works are outside of CH's regulated area. As such, CH issues this Development Clearance Letter for the works proposed on the attached plans date stamped August 21, 2025.

Please note that, separate from any review under the *Conservation Authorities Act* and/or Ontario Regulation 41/24, CH also has provincially delegated responsibilities under Ontario Regulation 686/21: Mandatory Programs and Services, including acting on behalf of the Province to ensure that decisions under the *Planning Act* are consistent with the natural hazards policies of the Provincial Planning Statement [PPS, Sections 5.1.1-5.2.8] and/or provincial plans, and may provide comments on future applications or proposals.

We trust the above is of assistance. If you require additional information, please contact the undersigned at ahimizer@hrca.on.ca.

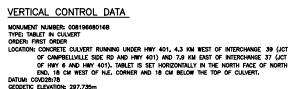
Regards,
[REDACTED]

Adam Heizer
Regulations Officer

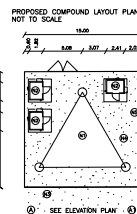
Encl. 1

Cc: Dom Claros, SLI Towers Inc. (municipal@slitowers.ca)
Township of Puslinch (services@puslinch.ca; building@puslinch.ca; admin@puslinch.ca)

July 24, 2025



DATE _____ AMR KESHAVARZ
ONTARIO LAND SURVEYOR



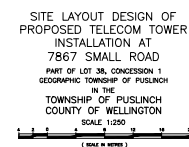
N1. PROPOSED STEEL SELF SUPPORT TOWER WITH LIGHTNING PROTECTION SYSTEM. PAINT COLOUR SUBJECT TO NW CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED. FOUNDATION DESIGN PENDING SOIL REPORT.

N2. PROPOSED PRECASTER GALVANIZED STEEL WALK-IN RADIO EQUIPMENT SHELTER (1.8mX2.1M) ON CONCRETE PAD. FOUNDATION DESIGN PENDING SOIL REPORT.

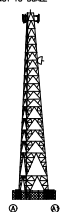
N3. UTILITIES CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.

N4. RETAIN EXISTING TOPSOIL. PROOF ROLL SUBGRADE AND PLACE 300 MM GRANULAR A CROSS COMPOUND AREA. FINISHED GRAVEL SURFACE PREPARED TO BE MIN. 150 MM ABOVE EXISTING GRADE AND SLOPED AWAY FROM SHELTER AT MIN. 1% ON ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.

N5. PROVIDE 1.8 M HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING COMPOUND.



ELEVATION PLAN



SITE DATA		EXISTING	PROPOSED
PROPERTY AREA		3,672 sq. ft.	
BUILDING AREA		233.6 sq. ft.	4 sq. ft.
LOT COVERAGE		0.07 %	0.01 %
AREA REQUIREMENTS			
COMMON (EXCLUDING ACCESS & UTILITIES (NON-CLADDING))			228.0 sq. ft.
TOTAL			943.0 sq. ft.
UNITS			1 TOWER 2 SHELTER
HEIGHT OF TOWER			60 m
RETENAKES (PROPOSED TOWER)			
FRONT			23.8 m
SIDE			191.6 m
REAR			12.0 m
RETENAKES (PROPOSED SHELTER)			
FRONT			16.0 m
SIDE			18.0 m
REAR			13.8 m

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE RECORDS AND HAS NOT BEEN VERIFIED BY FIELD SURVEY.

CENTRE OF PROPOSED TOWER COORDINATE
LATITUDE: N 43°28'30.31"
LONGITUDE: W 80°03'39.89"
ELEVATION: 350.7 m



Callon Diet
ONTARIO LAND SURVEYORS
CARLTON PLACE LONDON NORTH

info@calsonicwz.com		calsonicwz.com	
SURVEY BY: GB	DRAWN BY: MM	FILE NO: 25-27267	PLAK NO: X-4041



Serving a world in motion
Au service d'un
monde en mouvement
navcanada.ca

May 23, 2025

Your file
TOW0023 7867 Small Road
Our file
25-1552

Dom Claros
SLI Towers Inc.
146 Thirtieth Street, Suite 100
Toronto, ON
M8W 3C4

RE: Tower: Self-Support - Puslinch, ON
(N43° 28' 30.0000" W80° 2' 41.2000" / 213.2546' AGL / 1200.7874' AMSL)

D. Claros,

NAV CANADA has evaluated the captioned proposal and has no objection to the project as submitted. Our assessment does not constitute an approval and/or permit from other agencies.

Any construction equipment exceeding the height of this submission must be submitted at least 30 business days prior to usage.

In the interest of aviation safety, it is incumbent on NAV CANADA to maintain up-to-date aeronautical publications. To assist us in that end, we ask that you notify us at least 10 business days prior to the start of construction. This notification requirement can be satisfactorily met by returning a completed, signed copy of the attached form by email at landuse@navcanada.ca or fax at 613-248-4094. In the event that you should decide not to proceed with this project or if the structure is dismantled, please advise us accordingly so that we may formally close the file.

If you have any questions, contact the Land Use Department by email at landuse@navcanada.ca.

NAV CANADA's land use evaluation is based on information known as of the date of this letter and is valid for a period of 18 months, subject to any legislative changes impacting land use submissions. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Innovation, Science and Economic Development Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA engineering as deemed necessary.

This document contains information proprietary to NAV CANADA. Any disclosure or use of this information or any reproduction of this document for other than the specific purpose for which it is intended is expressly prohibited except as NAV CANADA may otherwise agree in writing.

Regards,

Land Use Office
NAV CANADA

cc ONTR - Ontario Region, Transport Canada
CMB5 - BELLSHILL AIRPARK
CCB8 - KILBRIDE (BOT)(HELI)



REPORT COR-2025-061

TO: Mayor and Members of Council

PREPARED BY: Kyle Davis, Risk Management Official

PRESENTED BY: Kyle Davis, Risk Management Official

MEETING DATE: November 19, 2025

SUBJECT: Pre-consultation Regarding Draft Updates to the Grand River Source Protection Plan

RECOMMENDATION

That Report COR-2025-061 regarding Pre-consultation Regarding Draft Updates to the Grand River Source Protection Plan be received for information;

And That the Council of the Township of Puslinch endorse the amendments to the Grand River Assessment Report and Grand River Source Protection Plan and provide comments for consideration as per Section 34 of the Clean Water Act;

And That the Risk Management Official report back to Council on the outcome of the review of the Township Hydrogeologists' comments and if policies were edited.

BACKGROUND

The Wellington County Chapter of the Grand River Source Protection Plan outlines policy requirements that are in effect to address significant drinking water threat activities for water quality and quantity. For water quantity, this includes consumptive water taking and activities that reduce groundwater recharge such as the creation of impervious surfaces. The Wellington County Chapter applies to all municipalities within the Grand River watershed and, generally, policy requirements apply across all wellhead protection areas. On February 18, 2022, wellhead protection areas for water quantity for the Township of Centre Wellington municipal drinking water system came into legal effect. These changes were the result of Source Protection Plan amendments and the Tier 3 technical studies that were completed for the Township of Centre Wellington's municipal drinking water system between Fall 2016 and Fall 2021 and included delineation of a wellhead protection area for quantity (WHPA-Q) for the Centre Wellington municipal wellfield. The Centre Wellington WHPA-Q was a first in the Grand River Source Protection Plan within Wellington County and resulted in approved policy requirements for water quantity that only applied in portions of the County.

Starting in 2008, similar Tier 3 technical studies and Source Protection Plan amendments were being completed for the City of Guelph and Guelph / Eramosa Township (GGET) including a delineation of a separate WHPA-Q surrounding Guelph and extending into Guelph / Eramosa, Puslinch, Woolwich and Halton and an Intake Protection Zone for Quantity (IPZ-Q) that extends into Erin with portions in Guelph / Eramosa and Puslinch. Due to the larger number of stakeholders, this project took much longer than Centre Wellington, however, is now complete and has resulted in updates to the Wellington County Chapter of the Grand River Source Protection Plan including proposed amendments to approved policy requirements and associated amendments to the Wellington County Chapter of the Grand River Assessment Report. For background on the GGET technical studies and policy amendment process, please refer to Lake Erie Source Protection Committee reports [SPC-25-03-08](#) and [SPC-25-06-05](#).

The Grand River Source Protection Plan amendment process is led by the Lake Erie Source Protection Region (Grand River Conservation Authority) with staff participation from Wellington Source Water Protection, County of Wellington, Guelph / Eramosa Township, City of Guelph, Region of Waterloo and Region of Halton. The Grand River Assessment Report and Source Protection Plan, although watershed based, is split into municipal chapters such as the Wellington County Chapter, the City of Guelph Chapter and the Region of Waterloo Chapter. This is unique in the Province and was set up to allow different policy requirements within different municipal jurisdictions recognizing that the municipalities are a primary implementing body for the Clean Water Act. To ensure consistency within the watershed, policy outcomes are generally aligned between municipal chapters even when policy requirements are different.

Pre-Consultation Notice:

On September 8, 2025, the Township received a Notice of Pre-Consultation Regarding Draft Updates to the Grand River Source Protection Plan and Assessment Report (Attachment 1) from the Lake Erie Source Protection Region. This type of notice is required to be sent to all government bodies implementing the Clean Water Act that are affected by proposed amendments. As required under Section 34 (3) of the Clean Water Act, 2006, affected municipalities are requested to consider the proposed amendments and, if in support, to provide a Council resolution to the Lake Erie Source Protection Region endorsing the proposed amendments. The Lake Erie Source Protection Region has respectfully asked for staff comments by October 20, 2025 and a Council resolution, if being provided, by the end of November 2025, however, have noted that both staff comments and Council resolutions will come after those dates if needed. Attached as Attachment 2 is a summary of the proposed amendments. The full text of the amendments for the Wellington County Chapter of the Grand River Source Protection Plan and the updated section of the Assessment Report are available at the Lake Erie Source Protection Region website at [Grand River Source Protection Plan Update | Drinking Water Source Protection](#)

Bill 56 – Clean Water Act

The Province has proposed legislative and regulatory changes to the *Clean Water Act* through Bill 56 - Building a More Competitive Economy Act, 2025. Bill 56 received Royal Assent on November 3, 2025 and the ERO posting was closed on October 31, 2025. The government states that the changes would accelerate and modernize how we protect sources of drinking water by reducing unnecessary delays. A [technical briefing](#) supporting this legislation was released, as well as two ERO postings seeking feedback on proposed changes ([025-1060](#) , [025-1104](#)). Initial review of the postings indicate that the changes are

generally positive for our municipalities with municipal systems as it relates to quicker Provincial approvals related to new municipal well systems, however, for municipalities affected by neighbouring municipal systems the quicker Provincial approvals does reduce the overall time to comment although the requirement for municipal Council resolutions and consultation remains. There also remain avenues to provide comment through the Clean Water Act process along with other legislation such as the Environmental Assessment Act.

The other proposed change relates to the Province ensuring consistency in Source Protection Plan policies related to prescribed instruments such as Permits to Take Water, Aggregate Resources Act Approvals, Environmental Compliance Approvals etc. These proposed changes will likely result in modified or removed policy requirements that are outlined in this Section 34 amendment to the Wellington County of the Grand River Source Protection and that is the subject of this Council report. Details are not available, at this time, regarding what changes the Province will make to this Section 34 amendment nor how the overall regulatory change to Prescribed Instrument policies will be implemented by the Province. Staff have attended the Provincial webinars on this topic and have been advised that the Province will consult on these changes until December 2025 and expect draft regulations in 2026. Comments on both ERO 025-1060 (Bill 56) and 025-1104 will be circulated to Council once complete.

DISCUSSION

Staff have reviewed the proposed amendments to the Assessment Report and the Wellington County Chapter of the Grand River Source Protection Plan. The majority of the amendments relate to the inclusion of the GGET WHPA-Q and IPZ-Q surrounding the City of Guelph and the necessary policy amendments related to that inclusion. Attachment 3 and 4 show the extent of the City of Guelph WHPA-Q and IPZ-Q. There are also amendments to the Assessment Report to provide summaries of the technical reports completed and accepted by the Province in 2017 for the GGET Tier 3 water quantity studies. Although included in this amendment, it is important to note that since the technical work supporting the Assessment Report has already been accepted by the Province, the amendments to the Assessment Report are not the focus of staff review.

The policy amendments include a range of edits. There are a number of amendments that are editorial including removal and addition of acronyms, newly defined or updated terms, removal of some defined terms if defined elsewhere in legislation and fixing typographical errors. Other amendments include the addition of clarifying language to note where policies apply within the County. An example of this, is the addition of Centre Wellington WHPA-Q to certain policy requirements as certain policies only apply to the Centre Wellington municipal system and vice versa as certain policies only apply to the Guelph and Guelph / Eramosa (GGET) municipal systems. There are a number of new policies that are only applicable to the Guelph and Guelph / Eramosa municipal systems.

Substantial edits to current policies or new policies have been proposed to work completed by the Province in managing water resources, specifically the Ontario Ministry of the Environment, Conservation and Parks and / or the Ontario Ministry of Natural Resources. The amendments relate to the Province's approval process for Permits to Take Water, Sewage Works and Aggregate Resources Act (ARA) Approvals. The purpose of the amendments are to strengthen the oversight of these activities near municipal wells, during the approval and inspection process and to reduce or mitigate impacts to municipal and private wells. A policy has been proposed to limit excavation of the regional aquitard unit

within ARA licenced quarries. Based on the Province's recent decision on Bill 56 and stated plans for regulations related to Bill 56, however, staff anticipate that these policies will change and / or be removed based on Provincial direction. A comment has been identified below regarding this.

Edits have also been proposed to current land use planning policies that are in effect within the Centre Wellington WHPA-Q and would come into effect in Guelph / Eramosa, Puslinch and Erin. The proposed edits include amendments to update language related to planning documents, to clarify County Official Plan study requirements and edits to current policies related to consultation with Provincial Ministries related to provincial approvals needed for proposed development. Given the length of time the GGET project has been ongoing, the primary planning policies have been implemented within the draft GGET WHPA-Q and IPZ-Q for a number of years with limited concern from proponents / property owners. Additionally, there is a proposed policy related to the use of the City of Guelph hydrogeological model. This policy does not commit to the model's use in any one Provincial or planning application and provides a role for the Township hydrogeologist in recommending the use of the model at their discretion. The City of Guelph owns the hydrogeological model and the Section 34 amendment has no impact on that ownership. The ownership of the model was decided by the Province over ten years ago when they transferred the intellectual property to the City of Guelph. Wellington Source Water Protection staff and the Township hydrogeologists still have concerns related to the City owning the primary hydrogeological tool when the City is also the largest water taker, however, that ownership is not subject to this amendment.

Additional policies that are municipal responsibility include policies related to collecting groundwater usage data from private land uses through the planning approval process and risk management plans. The water usage data is information that Wellington Source Water Protection staff already request and have received for proposed developments. The inclusion of a Risk Management Plan policy for recharge reducing activities is recommended to ensure that privately constructed, low impact development measures are operated and maintained in accordance with their design and approval. A Risk Management Plan is a legal tool, under the Clean Water Act, that the Risk Management Official can negotiate or issue for activities that the Province has deemed pose a significant drinking water threat to a municipal drinking water system. This requirement only applies to properties that already have low impact development measures constructed or properties requiring site plan or vacant land condominium approvals within the WHPA-Q. For the Township, Source Protection staff are already providing comments related to the design of low impact development measures where they are proposed. This policy strengthens these comments to ensure these measures are operated and maintained in the future as outlined in the design documents. This policy does not require property owners to install these measures, rather once property owners have decided to install the measures it gives the Township a method to ensure they are operating and maintained as intended.

There are a series of policies relating to the establishment of interagency staff working group including all affected municipalities, Provincial Ministries and the GRCA. The purpose of this working group is to discuss and share water monitoring data, discuss Provincial approvals and water takings, municipal and private water supplies within the WHPA-Q and IPZ-Q. There are complementary policies related to monitoring programs. Similar policies and approaches have been taken in the Centre Wellington WHPA-Q since 2022 and have been useful in promoting dialogue, data sharing and discussion on water management in that part of the County. It is anticipated that the proposed working group will be

beneficial in southern Wellington County given the City of Guelph and Region of Waterloo municipal takings plus the private Permits to Take Water.

As noted above, policy requirements are being updated in multiple municipal chapters within the Grand River Source Protection Plan. Staff note that some changes to the policies are expected related to Bill 56 and policies may also change related to pre-consultation, public consultation and / or other reasons. A comment is noted below.

The Pre-consultation and Public Consultation process is administered by the Grand River Conservation Authority. Following the pre-consultation process being completed, a public consultation process will begin. This is likely to occur in winter 2026. Following completion of the public consultation, the Lake Erie Source Protection Committee will consider the results of both the pre-consultations and public consultations and will make a recommendation to the Ontario Minister of the Environment, Conservation and Parks regarding approval. The Minister has final approval authority.

CONSULTATION

Wellington Source Water Protection staff have been involved in authoring proposed policy amendments in consultation with a working group led by Lake Erie Source Protection Region staff and including City of Guelph, Region of Waterloo, Region of Halton and provincial staff. This process has been ongoing since 2017 and has suffered multiple delays for a variety of reasons. During this time, consultation has occurred internally with Township and County staff and consultants. In preparation for this report, further consultation was completed with the Township and Guelph / Eramosa Township hydrogeologists in Fall 2025.

The Township hydrogeologists have provided comments that raised concern with the extent of the WHPA-Q and IPZ-Q and the fact that legal requirements are placed on private land owners and businesses within these areas through the Source Protection Plan policies. This is a long-standing concern. There is concern that more should be done to reduce the significant risk assignment to the WHPA-Q prior to implementing policy requirements. There is support, however, for the interagency working group and continued meetings with the City of Guelph and for some of the requirements / comments provided by Wellington Source Water Protection staff through planning review. There is the continued concern related to the City owning the primary hydrogeological model when the City is also the largest water taker and the level of monitoring by the City within the Township. Specifically, concerns have been raised related to the location, frequency and duration of monitoring by the City outside of their boundaries and a desire to see an increase in data collection and analysis as it relates to impacts to Township properties. Concerns are also raised on how the water quantity policies connect with a recent Ontario Land Tribunal settlement agreement for Clair-Maltby. Overall, these are comments and recommendations that should be reviewed in more detail with the Lake Erie Source Protection Region and in light of the Provincial Bill 56 changes. During this review, consideration can be given to updating or changing draft policy requirements. This is an appropriate point in the process for these comments and recommendations to be considered as comments to the policies have been requested during this pre-consultation process and edits to the policies are possible. A comment is noted below.

CONCLUSION

Council has the option to endorse or to not endorse the proposed amendments. The Township Hydrogeologists have raised long standing concerns about the size and extent of the WHPA-Q and IPZ-Q and the fact it does place legal requirements upon private landowners for the protection of the City of Guelph municipal water supply, a water supply that Township residents do not directly benefit from. Although staff recognize these legitimate concerns, the Clean Water Act does establish a legal framework that our municipalities are obligated to operate under. This includes the duty to protect our neighbour's water supply as per Section 47 of the Clean Water Act. To partially remedy this, the Township, Guelph / Eramosa Township, the County of Wellington and the City of Guelph signed a cost recovery agreement in 2023 where the City of Guelph provides compensation to the Townships and County related to our staff and consultants' efforts to implement the Clean Water Act to protect the City's water supply. The Township has retained the jurisdiction to implement and enforce the Clean Water Act within its geographic boundaries. The scope of the proposed amendments are limited to the water quantity related updates to the Grand River Assessment Report and Source Protection Plan. During the pre-consultation process, Lake Erie Source Protection Region can receive comments and consider edits to the policies, therefore, staff recommend further review of comments with the Township Hydrogeologists and the Lake Erie Source Protection Region to address the comments and edit the policies as needed. It is noted that if policies are edited, that the edited version would be circulated through the public consultation period.

Staff are in support of the proposed amendments. Staff recommend that Township Council support the proposed amendments to the Grand River Assessment Report and Source Protection Plan and that a resolution of support be forwarded to the Lake Erie Source Protection Region with the following comments and including any other comments that Council directs.

1/ Once the Provincial direction related to Bill 56 and related ERO postings is known, further staff discussion will be required on prescribed instrument policies. At a minimum, it is expected this would occur within the GRCA led project team.

2/ Given potential changes related to Bill 56, pre-consultation, upcoming public consultation and other changes to municipal chapters, Lake Erie Source Protection Region should ensure that policy outcomes are consistent across all municipal chapters. At a minimum, it is expected this would occur within the GRCA led project team.

3/ The Township Hydrogeologists' comments should be reviewed, discussed further with the Township Hydrogeologists and the Risk Management Official and edits made to the policies as needed.

Financial Implications

Under review. Preliminary cost estimates for implementing the WHPA-Q are included in the agreement between the Township and the City of Guelph. Township and City staff have agreed to review the agreement and appendices in 2026.

Applicable Legislation and Requirements

Clean Water Act

Attachments

Attachment 1: Pre-consultation Notice dated September 8, 2025

Attachment 2: Summary of Amendments to Grand River Assessment Report and Source Protection Plan

Attachment 3: WHPA-Q Extent

Attachment 4: IPZ-Q Extent

September 8, 2025

Notice of Pre-Consultation – Draft Updates to the Grand River Source Protection Plan and Assessment Report

You are receiving this notice because your municipality may be affected by proposed updates to Wellhead Protection Areas (WHPAs) and Intake Protection Zones (IPZs) or may have responsibilities related to implementing Source Protection Plan policies.

The Grand River Source Protection Authority (GRSPA), as the lead authority in the Lake Erie Source Protection Region, in collaboration with the Lake Erie Region Source Protection Committee (LERSPC), has initiated an amendment to the Grand River Assessment Report and Source Protection Plan under Section 34 of the *Clean Water Act, 2006*.

Updates to the Grand River Assessment Report

Technical studies for the Guelph-Guelph/Eramosa Township water supply system have identified new WHPA-Q and IPZ-Q areas where certain activities may pose a risk to drinking water. The updated Assessment Report will identify the following as Significant Drinking Water Threats within these vulnerable areas:

- Permitted municipal water takings
- Permitted and non-permitted non-municipal water takings, like domestic water takings
- Activities that reduce groundwater recharge

To incorporate these findings into the Assessment Report, the following updates are proposed:

- General formatting edits to Chapter 17 on water budget framework and methodology
- A new Chapter 24 on the Tier 3 Water Budget and Risk Assessment for the City of Guelph and Guelph/Eramosa Township

Updates to the Grand River Source Protection Plan

Proposed amendments to the Source Protection Plan under this Section 34 amendment include:

Volume I

- New Section 34: G-GET water quantity information in Table 3-4 in Section 3.5
- Revisions to definitions in Section 8.0

Volume II

- New policies for Amaranth and East Garafraxa in Dufferin County, the City of Guelph and Halton Region
- New and revised policies for Wellington County and Region of Waterloo
- Removed “Interpretation of Source Protection Plan” policy from amended chapters
- Updated definitions and acronyms across amended chapters
- Removed map schedules from amended chapters, as drinking water system and vulnerable area mapping is included in the Assessment Report
- General edits to policy language, lists, and summary tables

Commenting on the proposed updates:

Draft updated sections of the documents are available on the Grand River Conservation Authority's **file sharing site**. **[Please refer to the email accompanying this notice for the access link.]**

We respectfully request that you review the proposed updates in relation to your policy implementation responsibilities and submit any comments by October 20, 2025, to:

Stacey Bruce
Source Protection Program Coordinator
Lake Erie Source Protection Region
519-621-2763 ext. 2303
sbruce@grandriver.ca

If you have any questions or would like to discuss any of the material, please contact Stacey Bruce at the phone number or email above.

Municipal Endorsement and Public Consultation

Before formal public consultation begins, the GRSPA must receive council resolutions from affected municipalities endorsing the proposed amendments, as required under Section 34(3) of the *Clean Water Act*, 2006.

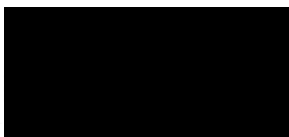
We are requesting a resolution of support from your council.

Please send the resolution to Stacey Bruce **by the end of November 2025**.

A public consultation on the proposed amendments is expected in late 2026. Comments received will be reviewed by the LERSPC and used to update the draft documents, which will be submitted by the GRSPA to the MECP for review and approval.

Sincerely,

Kaitlyn Rosebrugh



Senior Source Protection Program Coordinator
Lake Erie Source Protection Region

Section 34 Amendments to the Source Protection Plan

The following provides a high-level summary of amendments made to the Grand River Source Protection Plan under Section 34 of the *Clean Water Act, 2006*.

Assessment Report

Chapter 17: Water Budget Framework and Methodology

- General formatting edits

Chapter 24: City of Guelph and Guelph/Eramosa Township Tier 3 Water Budget and Risk Assessment

- New chapter

Source Protection Plan Volume I:

Section 3.5 – Table 3-4 updated with Section 34: G-GET Water Quantity Information

Section 8.0 – Definitions revised

Source Protection Plan Volume II:

Chapter 4: Dufferin County – Townships of Amaranth and East Garafraxa

Section 4.1 – Definitions revised

Section 4.2 – Removed policy DC-AEG-CW-1.10

Section 4.3 – New policies:

DC-AEG-MC-13.11; DC-AEG-CW-13.12; DC-AEG-MC-13.13; DC-AEG-CW-13.14

General edits including to policy language, lists, and summary tables in Sections 4.3 to 4.5

Removed Schedules – all map Schedules associated with revised policy section have been removed. Drinking water system and vulnerable area mapping is contained in the Assessment Report

Chapter 7: County of Wellington

Section 7.1 and 7.2 – Definitions and acronyms revised

Section 7.3 – Removed policy WC-CW-1.23

Section 7.3 – Revised policies:

WC-MC-1.4; WC-CW-21.4; WC-NB-21.5; WC-MC -22.1 WC-MC-22.2 ; WC-MC-22.3; WC-MC-22.7; WC-MC-22.8; WC-MC-22.9; WC-MC-22.10; WC-NB-22.11; WC-NB-22.12; WC-MC-23.1; WC-MC-23.2; WC-MC-23.3; WC-MC-23.4; WC-MC-23.5; WC-CW-23.6; WC-NB-23.7

Section 7.3 – New policies:

WC-MC-21.6; WC-CW-21.7; WC-CW-21.8; WC-NB-21.9; WC-CW-21.10; WC-NB-22.13; WC-NB-22.14; WC-NB-22.15; WC-NB-22.16; WC-CW-22.17; WC-MC-22.18; WC-MC-22.18.1; WC-MC-22.19; WC-CW-22.20; WC-CW-22.21; WC-CW-22.22; WC-CW-22.23; WC-CW-22.24; WC-MC-23.8; WC-CW-23.9

General edits including to policy language, lists, and summary tables in Sections 7.3 to 7.6

Removed Schedules – all map Schedules have been removed. Drinking water system and vulnerable area mapping is contained in the Assessment Report

Chapter 8: City of Guelph

Section 8.1 and 8.2 – Definitions and acronyms revised

Section 8.3 – Removed policy CG-CW-1.23

Section 8.3 – New policies:

CG-CW-42.1; CG-CW-42.2; CG-NB-42.3; CG-NB-42.4; CG-CW-42.5; CG-MC-42.6; CG-NB-42.7; CG-CW-42.8; CG-CW-42.9; CG-NB-42.10; CG-NB-42.11; CG-CW-42.12; CG-NB-42.13; CG-CW-42.14; CG-NB-42.15; CG-CW-42.16; CG-CW-42.17; CG-NB-42.18; CG-CW-42.19; CG-CW-42.20; CG-CW-42.21; CG-NB-42.22; CG-CW-42.23; CG-CW-42.24; CG-CW-42.25; CG-NB-42.26; CG-MC-42.27; CG-MC-42.28; CG-MC-42.29; CG-MC-42.30; CG-MC-42.31; CG-MC-42.32; CG-MC-42.33; CG-MC-42.34; CG-MC-42.35; CG-MC-42.36; CG-NB-42.37; CG-NB-42.38; CG-NB- 42.39; CG-CW-42.40; CG-MC-42.41

General edits including to lists and summary tables in Sections 8.5 and 8.6

Removed Schedules – all map Schedules have been removed. Drinking water system and vulnerable area mapping is contained in the Assessment Report

Chapter 9: Halton Region

Section 9.1 – Definitions revised

Section 9.2 – Removed policy HR-CW-1.16

Section 9.3 – New policies:

HR-CW-12.2 HR-NB-12.3; HR-MC-12.4; HR-NB-12.5; HR-NB-12.6; HR-NB-12.7; HR-CW-12.8; HR-CW-12.9; HR-CW-12.10; HR-NB-12.11; HR-CW-12.12; HR-CW-12.13; HR-NB-12.14; HR-MC-12.15; HR-MC-12.16; HR-MC-12.17; HR-CW-12.18; HR-NB-12.19

General edits including to policy language, lists, and summary tables in Sections 9.2 to 9.5

Removed Schedule – Map Schedule has been removed. Drinking water system and vulnerable area mapping is contained in the Assessment Report

Chapter 10: Region of Waterloo

Section 10.1 – Definitions revised

Section 10.2 – Removed policy RW-CW-1.14

Section 10.3 – Revised policies:

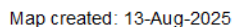
RW-CW-62; RW-CW-64; RW-MC-65; RW-MC-66; RW-NB-67; RW-MC-68

Section 10.3 – New policies:

RW-NC-67.1; RW-CW-69; RW-CW-70; RW-NB-71; RW-NB-72; RW-NB-73

General edits including to lists and summary tables in Sections 10.4 and 10.5

Removed Schedules – all map Schedules have been removed. Drinking water system and vulnerable area mapping is contained in the Assessment Report





REPORT BLD-2025-004

TO: Mayor and Members of Council

PREPARED BY: Olive Zhang, Municipal Building Official I

PRESENTED BY: Andrew Hartholt, Chief Building Official

MEETING DATE: November 19th, 2025

SUBJECT: Building Department Third Quarter Update – July to September 2025

RECOMMENDATION

That Report BLD-2025-004 entitled Building Department Third Quarter Update – July to September 2025 be received for information

Purpose

The purpose of this report is to provide Council with an update of the activities in the Building Department for the Third Quarter of 2025 (July, August and September).

Background

Council receives a summary of the Township building permits on a quarterly basis.

Financial Implications

The Building Code Act requires that the total amount of building permit fees meets the total costs for the municipality to administer and enforce the Building Code Act and Regulations. Building permit fees were established to fully recover the Township's cost of providing building permit services, including an allocation of administrative overhead/indirect costs. Any surplus revenue from building permit fees is transferred to a restricted reserve, to be drawn upon in years of declining building activity.

Applicable Legislation and Requirements

Building Code Act, 1992, S.O. 1992, c. 23

Attachments

Schedule A - Third Quarter 2025 report and Comparison Charts

Respectfully submitted,

Olive Zhang
Municipal Building Official I

Reviewed by:

Andrew Hartholt
Chief Building Official

Building Permit Comparison Summary - Schedule A

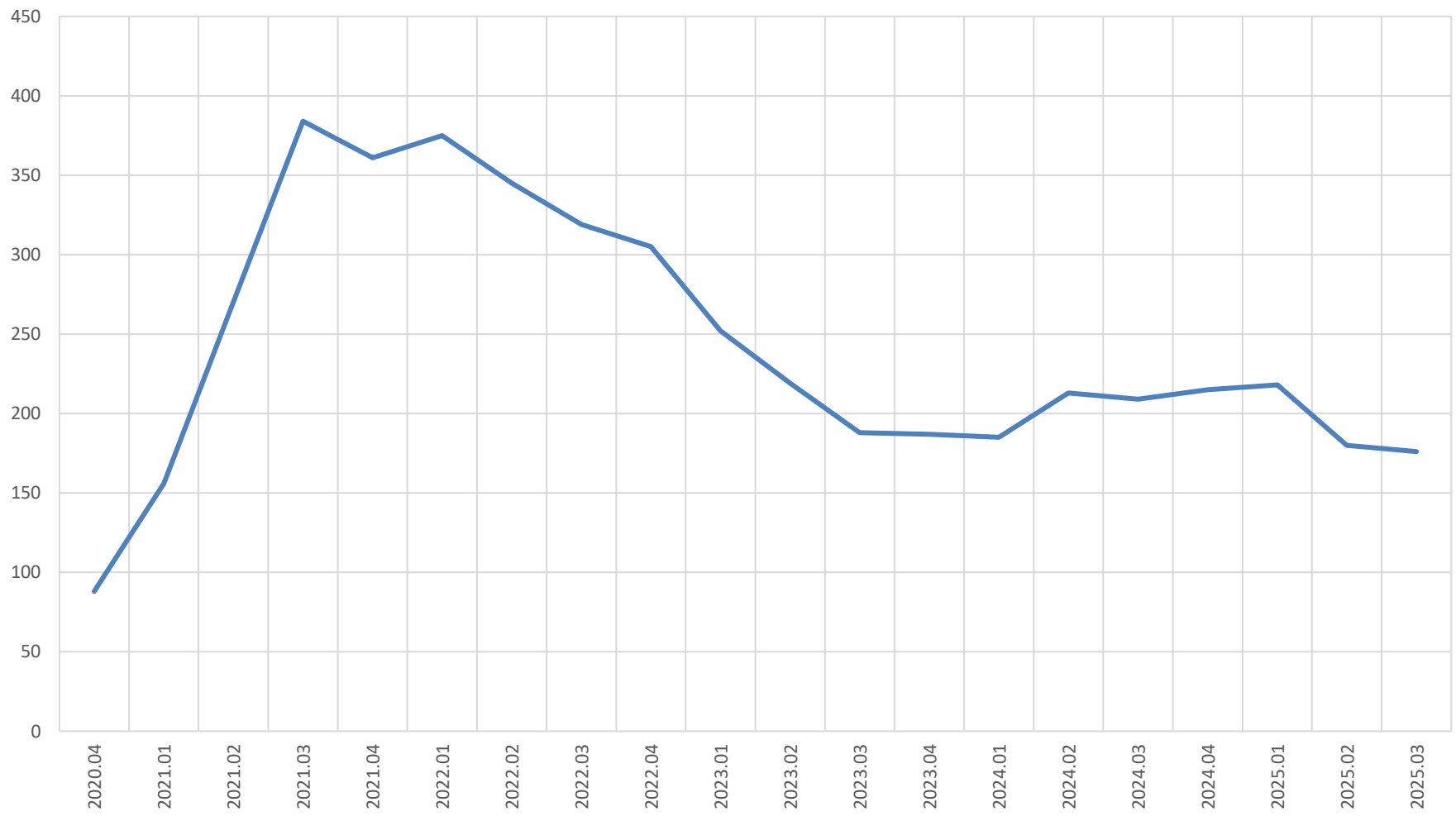
Report BLD-2025-004

Third Quarter - July to September 2025

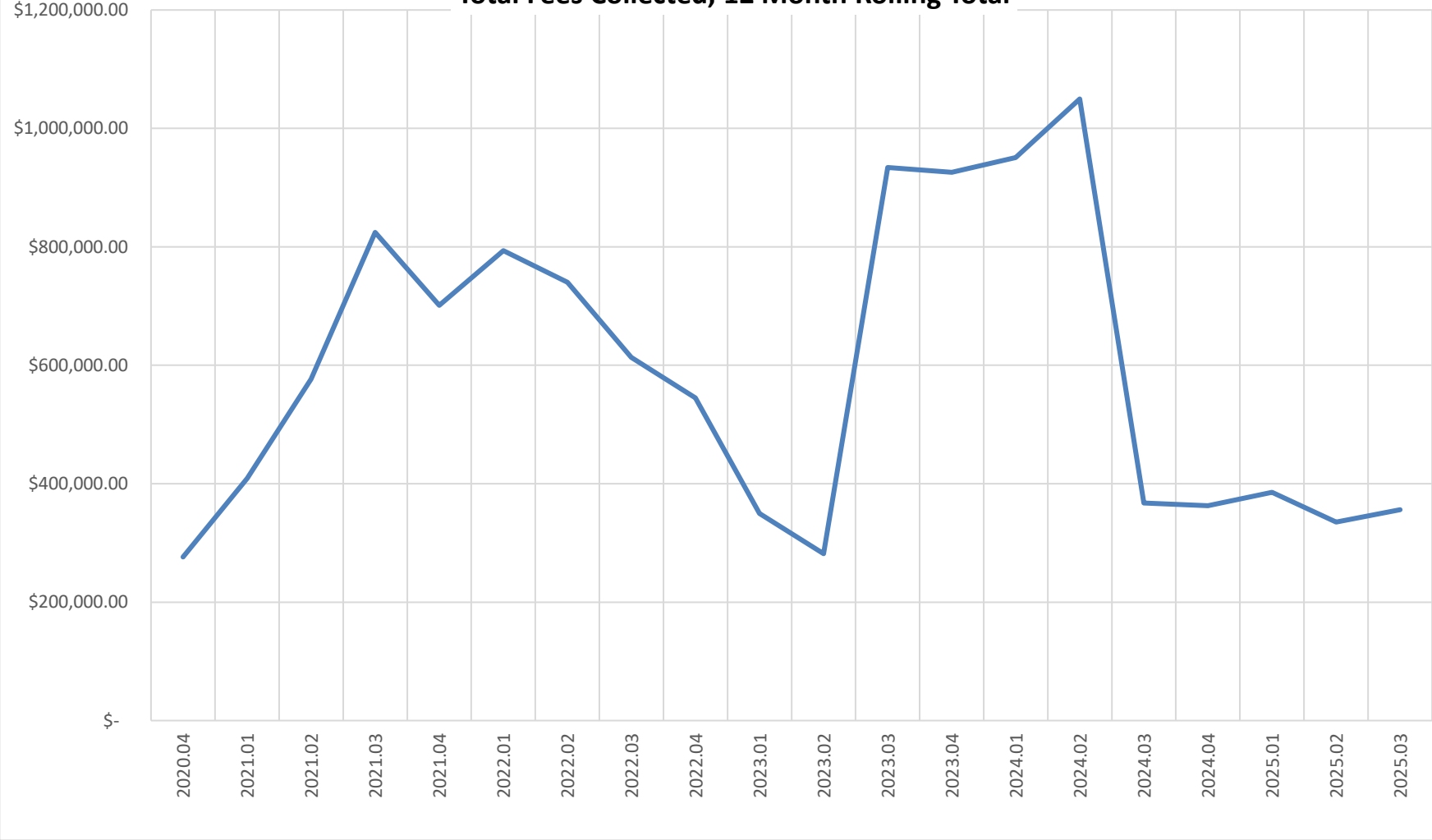
Category	Permit Count		Total Permit Fees		Cost of Construction	
	2025	2024	2025	2024	2025	2024
Accessory Structures	19	15	\$17,724	\$6,177	\$1,369,054	\$448,462
Agricultural Structures	4	1	\$6,194	\$1,404	\$696,000	\$70,000
Commercial/Industrial	5	0	\$54,297	\$0	\$1,520,000	\$0
Demolition	0	1	\$0	\$181	\$0	\$5,000
Institutional	0	0	\$0	\$0	\$0	\$0
Miscellaneous Permits	4	4	\$2,430	\$1,219	\$521,886	\$28,756
Plans Resubmission	4	4	\$3,025	\$1,460	\$0	\$0
Plumbing	0	0	\$0	\$0	\$0	\$0
Pools Enclosure	4	4	\$1,032	\$1,491	\$365,001	\$410,000
Residential Buildings	3	13	\$22,858	\$71,778	\$2,750,000	\$13,407,600
Residential Sewage System	6	10	\$4,307	\$7,127	\$205,000	\$384,250
Signs	0	1	\$0	\$304	\$0	\$7,500

SUMMARY TOTALS	2025	2024
Total Permits Issued	49	53
ARU's created	2	2
Dwellings Created	2	8
Total Dwellings Units Created	4	10
Total Permit Fees	\$111,867	\$91,141
Total Permit Value	\$7,426,941	\$14,761,568

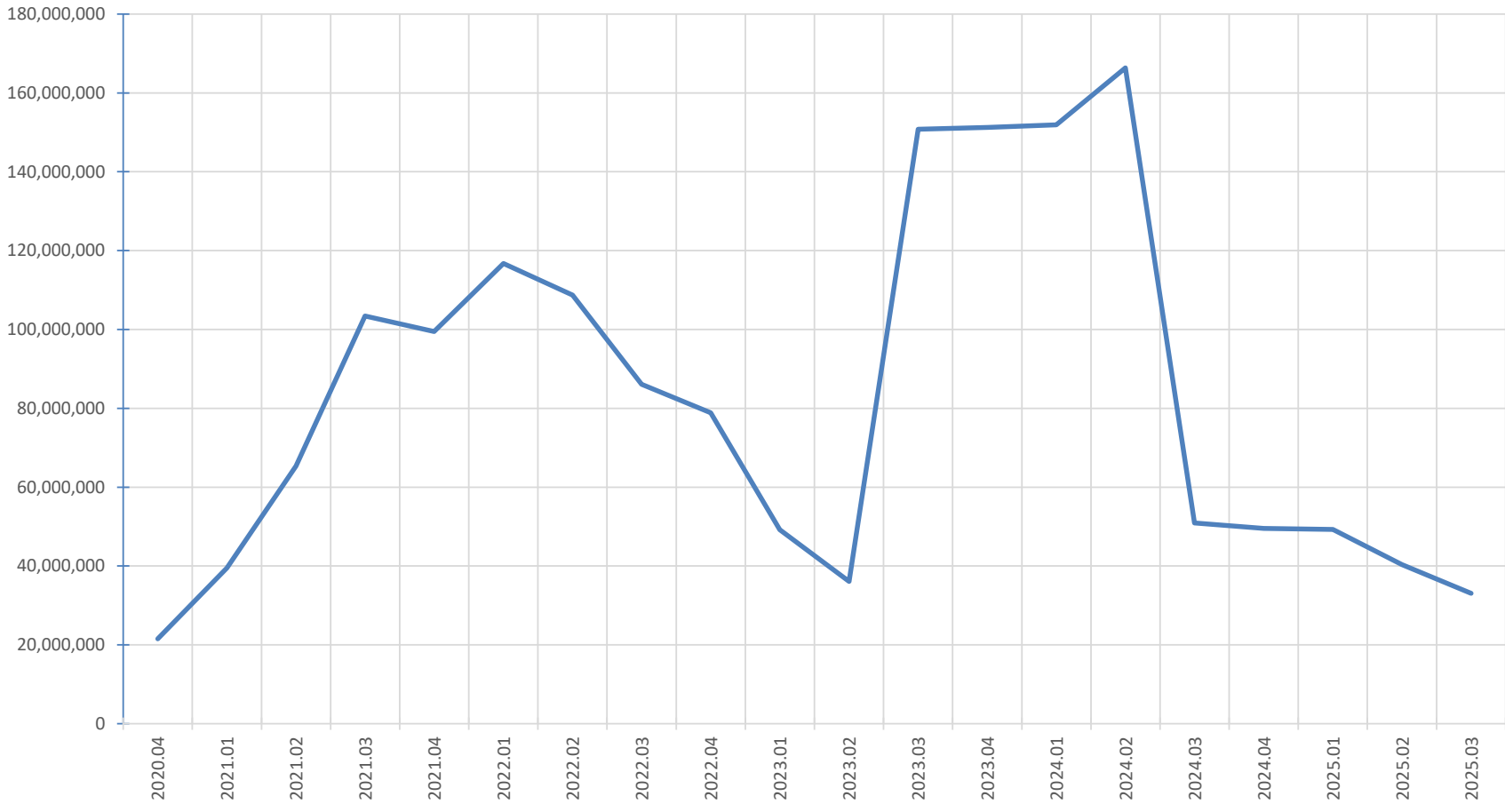
Total # of Permits, 12 Month Rolling Total



Total Fees Collected, 12 Month Rolling Total



Total Value of Permits, 12 Month Rolling Total





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

October 27, 2025

Office of the Municipal Clerk
Township of Puslinch
7404 Wellington Road 34
Puslinch ON N0B 2J0

By email: admin@puslinch.ca
klandry@puslinch.ca

Dear Township of Puslinch,

Re: 2026 Grand River Conservation Authority Draft Budget for Consultation

Please be advised that on October 24, 2025, the General Membership of the Grand River Conservation Authority (GRCA) approved the GRCA's Budget 2026 Draft #1 for consultation purposes. The approved motion is as follows:

THAT Report Number GM-10-25-90 – Budget 2026 – Draft #1 be approved for consultation purposes, circulated to all participating municipalities, and posted to the GRCA website.

This consultation circulation is required under [Ontario Regulation 402/22: Budget and Apportionment](#) which came into effect July 1, 2023, and sets out requirements for Conservation Authority budgets and municipal apportionment.

The [GRCA staff report and draft 2026 budget](#) outline the programs and services of the GRCA and how those programs are expected to be funded in 2026. The municipal apportionment information is attached here as well, for ease of reference.

This draft budget includes a total municipal apportionment amount of \$14,238,000 which represents a 3.5% increase over 2025. Municipal apportionment of General Operating Expenses, Category 1 Operating Expenses, and Category 2 Operating Expenses have been allocated to participating municipalities using Modified Current Value Assessment (MCVA) information in the watershed, which was provided by the Ministry of Natural Resources (MNR).

Under O.Reg.402/22, municipal apportionment and the budget must be approved at separate meetings. The Municipal Apportionment vote is scheduled to occur at the GRCA General Membership meeting on January 23, 2026, and the Final 2026 Budget vote is scheduled for the meeting on February 27, 2026.

Should you have any questions or feedback concerning the draft budget or municipal apportionment, please contact the undersigned.

Sincerely,


Karen Armstrong,
Deputy CAO/ Secretary-Treasurer

Grand River Conservation Authority Summary of Municipal Apportionment - 2026 Budget

Draft for October 2025

	% CVA in Watershed	2025 CVA (Modified)	2025 CVA in Watershed	CVA-Based Apportionment	2026 Budget General Operating Expenses*	2026 Budget Category 1 Operating Expenses*	2026 Budget Category 2 Operating Expenses*	2026 Budget Total Apportionment	2025 Actual Total Apportionment	% Change
Brant County	82.9%	8,261,080,919	6,848,436,082	3.08%	108,854	296,679	33,586	439,119	417,037	5.3%
Brantford C	100.0%	16,496,208,031	16,496,208,031	7.43%	262,203	714,626	80,901	1,057,730	1,018,547	3.8%
Amaranth Twp	82.0%	891,570,825	731,088,077	0.33%	11,620	31,671	3,585	46,876	44,515	5.3%
East Garafraxa Twp	80.0%	693,656,670	554,925,336	0.25%	8,820	24,040	2,721	35,581	35,355	0.6%
Town of Grand Valley	100.0%	658,134,422	658,134,422	0.30%	10,461	28,511	3,228	42,200	40,333	4.6%
Melancthon Twp	56.0%	646,397,562	361,982,634	0.16%	5,754	15,681	1,775	23,210	22,543	3.0%
Southgate Twp	6.0%	1,317,227,449	79,033,647	0.04%	1,256	3,424	388	5,068	4,652	8.9%
Haldimand County	41.0%	7,920,129,193	3,247,252,969	1.46%	51,614	140,673	15,925	208,212	200,742	3.7%
Norfolk County	5.0%	10,103,660,718	505,183,036	0.23%	8,030	21,885	2,478	32,393	31,589	2.5%
Halton Region	10.7%	51,406,109,099	5,479,852,401	2.47%	87,101	237,391	26,874	351,366	339,779	3.4%
Hamilton City	26.8%	101,728,598,671	27,212,400,145	12.25%	432,534	1,178,859	133,456	1,744,849	1,689,795	3.3%
Oxford County	35.7%	4,804,815,775	1,716,115,455	0.77%	27,277	74,343	8,416	110,036	107,510	2.3%
North Perth T	2.0%	2,597,387,936	51,947,759	0.02%	826	2,250	255	3,331	3,231	3.1%
Perth East Twp	40.0%	2,177,655,169	871,062,068	0.39%	13,845	37,735	4,272	55,852	54,089	3.3%
Region of Waterloo	100.0%	112,135,908,861	112,135,908,861	50.50%	1,782,374	4,857,800	549,940	7,190,113	6,960,138	3.3%
Centre Wellington Twp	100.0%	6,061,622,649	6,061,622,649	2.73%	96,348	262,593	29,728	388,669	358,987	8.3%
Erin T	49.0%	2,764,894,614	1,354,798,361	0.61%	21,534	58,691	6,644	86,869	82,570	5.2%
Guelph C	100.0%	29,458,533,371	29,458,533,371	13.27%	468,236	1,276,163	144,471	1,888,870	1,837,395	2.8%
Guelph Eramosa Twp	100.0%	3,048,245,188	3,048,245,188	1.37%	48,451	132,052	14,949	195,452	191,176	2.2%
Mapleton Twp	95.0%	2,032,932,118	1,931,285,512	0.87%	30,697	83,665	9,471	123,833	117,152	5.7%
Wellington North Twp	51.0%	2,025,261,218	1,032,883,221	0.47%	16,417	44,745	5,065	66,227	60,669	9.2%
Puslinch Twp	75.0%	2,955,815,044	2,216,861,283	1.00%	35,236	96,036	10,872	142,144	139,196	2.1%
Total		370,185,845,501	222,053,760,508	100.00%	3,529,488	9,619,513	1,089,000	14,238,000	13,757,000	3.5%

*Operating Expenses include maintenance of capital infrastructure, studies, and/or equipment.

Justine Brotherston

To: IESO Community Engagement
Cc: Andreea Nicoara
Subject: RE: Thank you - November 10, 2025 - Information Session RE: Priority Needs in Kitchener/Waterloo/Cambridge/Guelph (KWCG) electrical region

From: IESO Community Engagement <communityengagement@ieso.ca>
Sent: Tuesday, November 11, 2025 1:27 PM
To: IESO Community Engagement <communityengagement@ieso.ca>
Cc: Andreea Nicoara <Andreea.Nicoara@ieso.ca>
Subject: Thank you - November 10, 2025 - Information Session RE: Priority Needs in Kitchener/Waterloo/Cambridge/Guelph (KWCG) electrical region

Caution! This message was sent from outside your organization.

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

Thank you for participating in the virtual information session on November 10, 2025 to learn more about the recommendations to address priority needs to support the Integrated Regional Resource Plans (IRRP) in the [Kitchener/Waterloo/Cambridge/Guelph \(KWCG\)](#) & [Burlington to Nanticoke](#) electrical regions.

Understanding your community perspective is an important part of this work. Please see attached the final presentation materials including the presentation and an enlarged version of the map referenced on slide 18 outlining the locations of the recommendations to address priority needs.

As a next step the implementation process to address priority needs will kick off. As a part of this process typically transmission projects are required to comply with federal, provincial and municipal approvals, permits or requirements, including an Environmental Assessment. The Environmental Assessment process will assess potential effects of new transmission infrastructure, determine measures to avoid or mitigate these effects, and evaluate route alternatives. Engagement is an important part of this work.

In parallel, the IESO is developing draft recommendations to address remaining needs for the KWCG electrical region and will share more in upcoming engagements.

Separately, the IESO recognizes there are urgent emerging needs in the City of Hamilton and is actively working with the LDCs to gather forecasts. In 2026, the Hamilton Addendum Study will kick off to fully assess and address the remaining electricity needs of the City.

Your continued participation in IESO engagements supports the IESO in ensuring there is enough power to keep the lights on, today and into the future, and meet the growing electricity demand in your community and across Ontario.

To stay up to date on IESO initiatives please subscribe [here](#).

Should you have any questions, please email communityengagement@ieso.ca

Best Regards,

Brooke

Brooke Crewson
Regional & Community Engagement
IESO



NOVEMBER 10, 2025

Kitchener-Waterloo-Cambridge-Guelph (KWCG) Electricity Planning

Municipal Information Session Recommendations to Address Priority Needs



Land Acknowledgement

The IESO acknowledges that the Kitchener-Waterloo-Cambridge-Guelph Region is the traditional territory of Anishinaabe, Attiwonderonk and Haudenosaunee people.

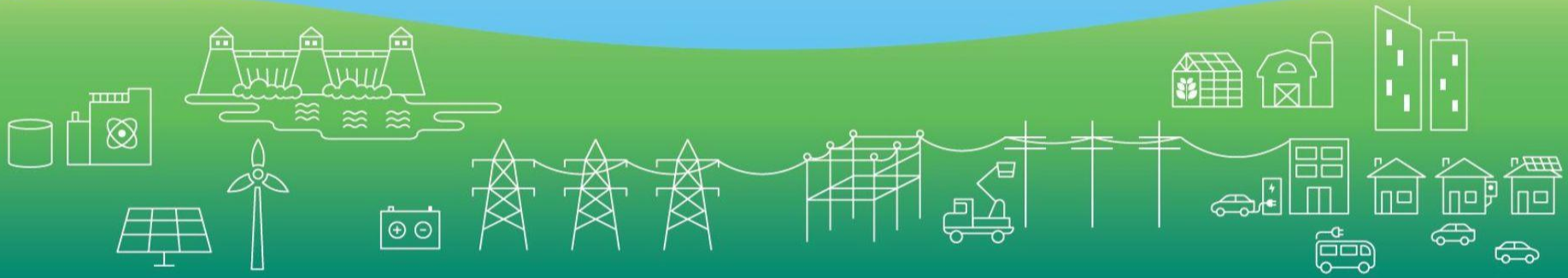
The IESO would also like to acknowledge all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

Agenda

1. Land Acknowledgement
2. Ontario's Electricity Sector and IESO's Role
3. Regional Electricity Planning Process, Demand Forecasts, Priority Electricity Needs & Option Screening
4. Options Analysis & Recommendations to Address Priority Needs
5. Next Steps
6. Questions & Discussion



Connecting Today.
Powering Tomorrow.



We work with:



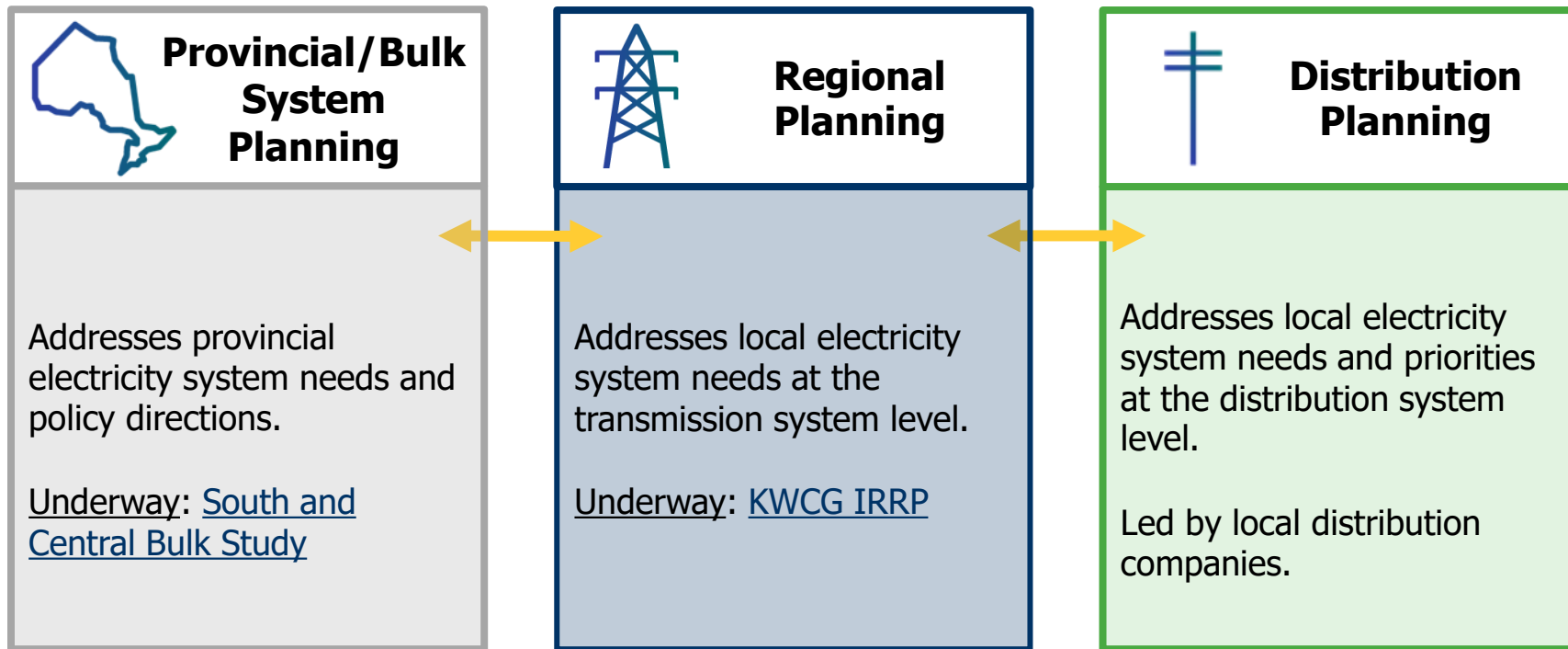
Overview

- **Significant, high priority, urgent electricity supply needs (“priority needs”) are emerging** in the Kitchener-Waterloo-Cambridge-Guelph (KWCG) electrical region, driven by new large-scale customers and electrification.
- Given the forecast growth, the existing electricity system does not meet reliability standards.
- To keep up with demand, a phased plan was developed to ensure near-term needs could be met in a timely fashion ahead of the KWCG’s IRRP publication in 2026.
- At this stage, **a detailed options analysis has been completed and recommendations to meet priority needs have been finalized → the focus of today's session.**
- A mix of new transmission infrastructure, upgrades to existing infrastructure, and additional electricity Demand Side Management (eDSM) are recommended to meet the priority electricity needs. These **solutions form an integrated approach to improve reliability and meet growing electricity needs in a cost-effective way.**
- Today provides an opportunity to share these priority need recommendations and **understand community perspectives, which is an important part of this work.**
- In Q1 2026, draft recommendations for remaining needs in KWCG will be shared and we will engage on this next year. Separately, the Hamilton Addendum Study will begin shortly to address Hamilton needs. To stay up to date on this work, subscribe [here](#).



Regional Electricity Planning Process, Demand Forecasts, Priority Needs & Option Screening

Electricity Planning in Ontario

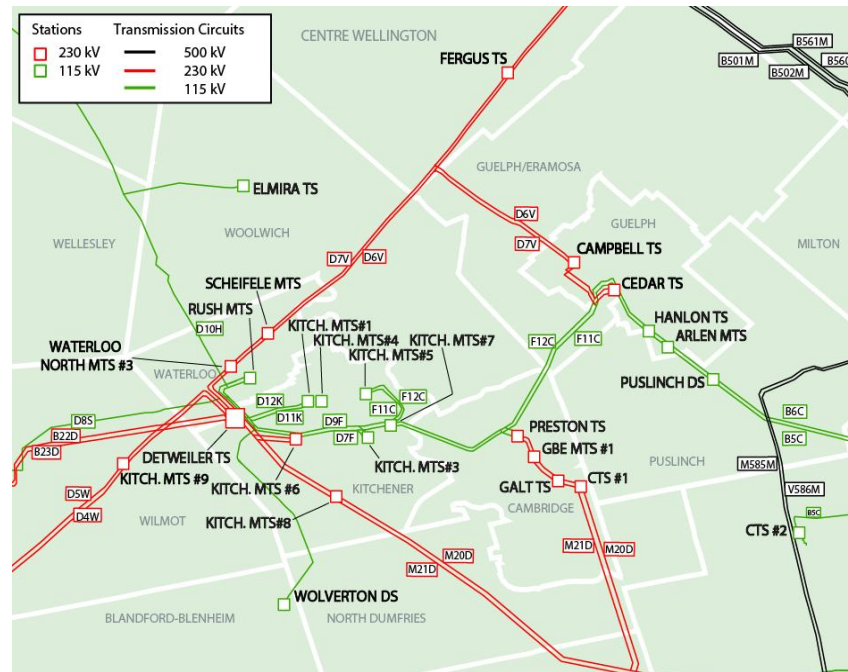


Regional Electricity Planning in KWCG

Regional electricity planning aims to ensure affordable and reliable electricity to local regions across Ontario by considering the unique needs of each region, and a range of integrated solutions such as wire and non-wire options.

An Integrated Regional Resource Plan (IRRP) is being developed by a Technical Working Group coordinated by the IESO, with Hydro One Networks Inc., Alectra Inc., Centre Wellington Hydro, Enova Power Corp., Grandbridge Energy, Halton Hills Hydro Inc., Milton Hydro, and Wellington North Power.

To keep up with demand, the KWCG's IRRP established a phased approach to ensure near-term needs could be assessed in a timely fashion ahead of the KWCG's IRRP publication in mid-2026.



Developing the Demand Forecasts

Local distribution companies (LDCs) are the main source for the demand forecasts, and they:

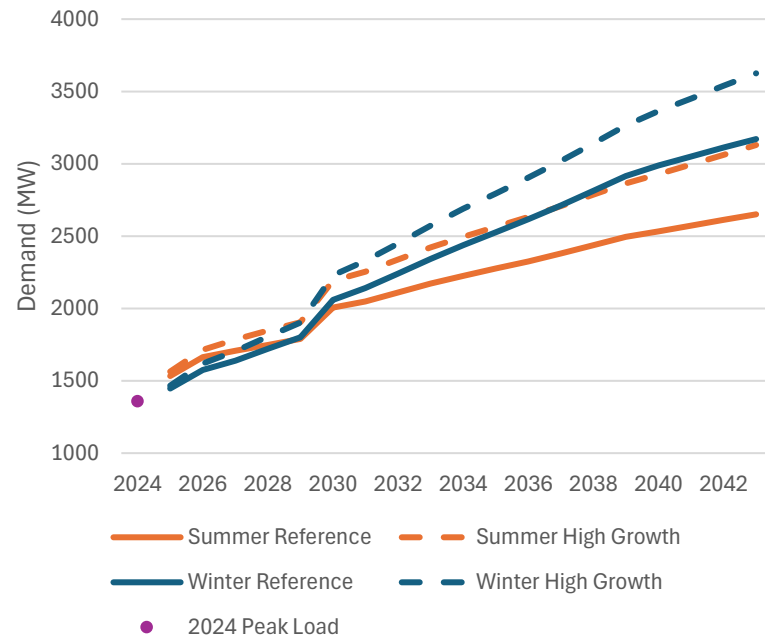
- Provided summer and winter demand forecasts for each station their areas are supplied from,
- Incorporated municipal/regional growth plans, climate change action plans, community energy plans, business plans of major electricity consumers or large projects into their forecasts, and
- Established forecasting assumptions based on customer growth plans.

In addition to LDC forecasts, the IESO:

- Accounts for impacts of existing demand side management programs, planned distributed generation, and extreme weather conditions in the electricity demand forecasts.
- Works directly with customers and industry stakeholders to create demand forecasts for large electricity consumers that may seek connection on the transmission system.
- Works with the LDC to ensure that additional insights from municipalities, customers, and other interested parties have been incorporated in the demand forecasts for the regional planning process.

Electricity Demand Forecast

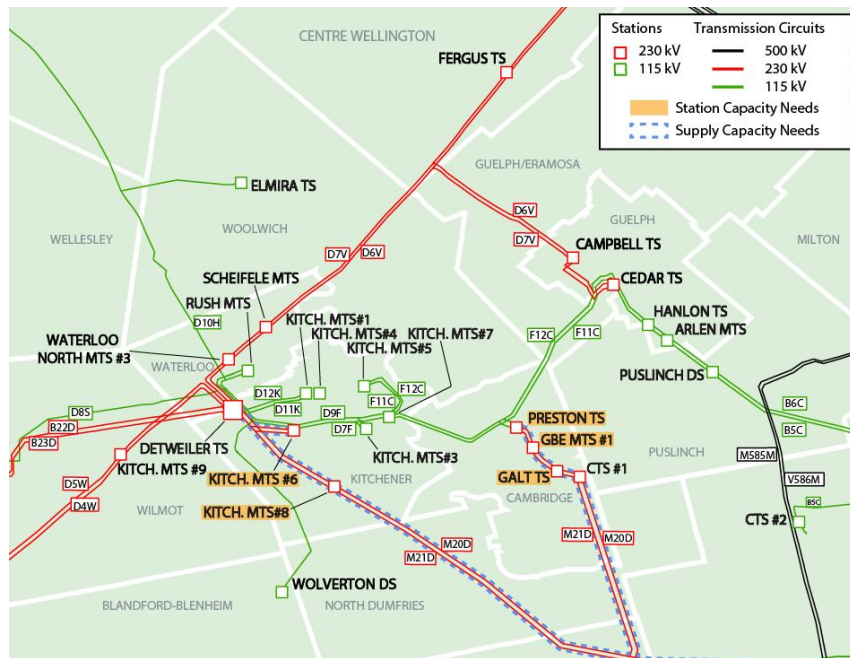
- In the KWCG area, demand is anticipated to grow by 100% to 170% by 2043 based on the summer and winter reference forecasts.
- Growing electricity demand is driven by large-scale projects and electrification, including heating and EVs.
- To meet this demand, reinforcements will be needed.



Load Connection Process

- Regional electricity plans are developed to ensure supply for all electricity growth in the reference scenario, which is a compilation of the LDC forecasts.
- Municipalities are encouraged to keep their LDC up to date on any new local developments, including large load customers, so that electricity planning is aligned.
- Actual load connections are currently on a first-come, first-serve basis, with an obligation to provide non-discriminatory access to customers.
- In tandem, government policy initiatives are underway – such as the recent [consultation](#) that was seeking feedback on a potential Ministry approval process for data centre connections that support the province's economic interests and job creation.

Location of KWCG Infrastructure with Priority Needs



Given the forecast growth, the existing electricity system does not meet reliability standards. The following needs have been identified:

- **Station capacity needs** (highlighted yellow on the map): Ability to step power down from the transmission system to supply the local distribution network.
- **Supply capacity needs** (outlined in blue on the map): Ability to deliver sufficient power through the transmission lines to supply step-down stations.

Reinforcements needed to be recommended to accommodate forecast growth. This plan explored options to meet the electricity needs.

Screening Options (Based on Reference Forecast)

Additional eDSM programming was considered for all needs as an option for long-term load management, and in the interim as other solutions are being built. Wires options can include new supply stations and connection lines.

Need	Impacts	Screened In	Screened Out
Station capacity	Kitchener MTS #8	<ul style="list-style-type: none"> Wires options 	<ul style="list-style-type: none"> Demand response and distributed generation, due to the size and urgency of the needs Transmission-connected resources, since they are upstream of the station
	Preston TS		
	GBE MTS #1		
	Galt TS		
	Kitchener MTS #6	<ul style="list-style-type: none"> Wires options Demand response Distributed generation Additional eDSM 	<ul style="list-style-type: none"> Transmission-connected resources, since they are upstream of the station
Supply capacity, load security and restoration	MxD circuits	<ul style="list-style-type: none"> Wires options Transmission-connected resources 	<ul style="list-style-type: none"> Demand response and distributed generation, due to the type, size, and urgency of the needs



Options Analysis and Recommendations

Evaluating Options

Potential solutions are evaluated based on the following key considerations:

Technical Feasibility

- Can the option be executed? i.e., proximity to customers, routing and spacing considerations, operations

Ability to Address Needs

- Are the numbers, magnitude, and diversity of needs adequately addressed?

Integration & Cost-Effectiveness

- Is there the ability to solve multiple needs simultaneously?
- Would a combination of option types be required?

Lead Time

- New transmission infrastructure is expected to take some years – how does this compare to the timing of needs?

Options Analysis

To address the electricity needs identified, the following options were further analyzed:

Non-Wire Options:

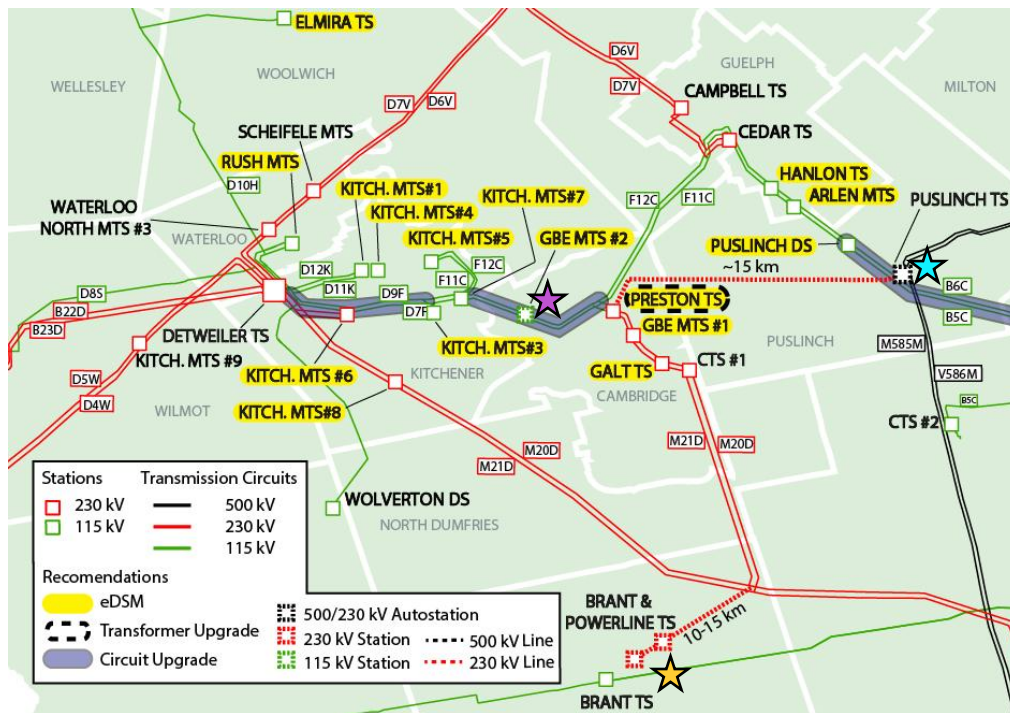
- **Option 1:** Additional eDSM
- **Option 2A:** Wind + Battery Energy Storage Systems (BESS)
- **Option 2B:** Solar + BESS
- **Option 2C:** Wind + Solar + BESS

Wire Options:

- **Option 3A:** Reconductor 19 km of existing 230 kV double-circuit line between Galt and Preston
- **Option 3B:** Galt switching station with a new double-circuit 230 kV line either from Detweiler TS (32 km) OR Middleport TS (25 km)
- **Option 3C:** New 500/230 kV auto station near Puslinch and new double-circuit 230 kV line (15 km) to Preston TS
- **Option 3D:** Same as Option 3C but also with a switching station at Galt junction
- **Option 3E:** Upgrade existing 115 kV circuit sections (BxCs, DxFs, FxCs)

Overview of Recommendations

- Additional targeted eDSM to manage and ease pressure on the system. (shown on map in yellow)
- Upgrade the existing transmission lines between Burlington and Puslinch, Freeport junction (JCT) and Speedsville JCT, and Detweiler TS and Kitchener #3. (shown on map in grey)
- Build new stations in Cambridge (see dotted green square near star ☆ on map) and Brant/Brantford (see dotted red square near star ☆ on map).
- Build a new 230 kV transmission line from Puslinch to Preston TS (see red dotted line on map) and a new autostation in Puslinch (shown on map by black dotted square near star ☆)
- Monitor overall load growth and eDSM



Note: Conceptual diagram; exact routing/siting are subject to transmitter-led or distributor-led development work after the IRRP.

Rationale for Recommendations

A **multi-pronged approach** is needed to meet KWCG's electricity needs, balancing short-term demands with long-term flexibility while leveraging existing infrastructure as much as possible:

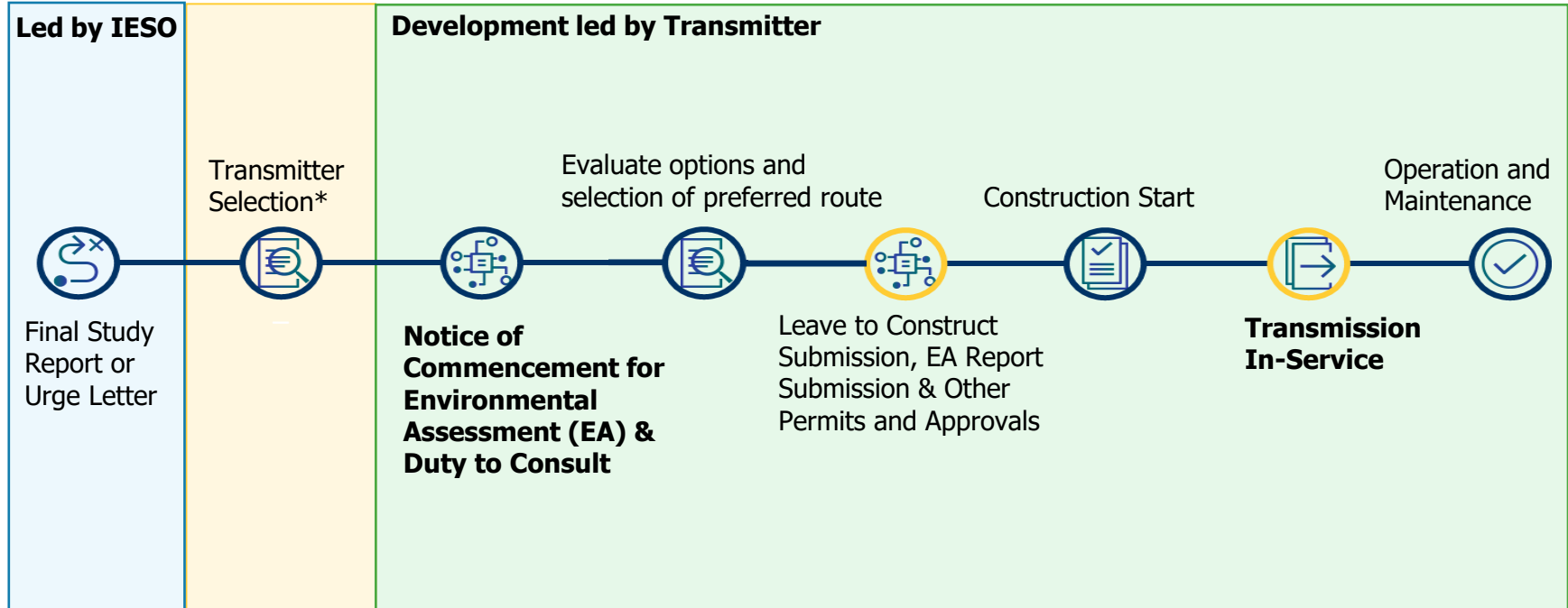
- **Upgrading 115 kV circuits** offers a cost-effective, quick solution to boost supply capacity and enable a new GrandBridge Energy transformer station, addressing immediate customer connection needs in the region.
- A **new 500/230 kV auto-transformer station at Puslinch, with a double-circuit 230 kV line from Puslinch DS to Preston TS**, will increase capacity (to enable new customer connections and overall growth), enhance system security and restoration capabilities, and support long-term growth in Cambridge, Kitchener, and Brant and Brantford.
- **In the mid-2030s and beyond**, another transformer station in Cambridge and switching station at Galt could be needed to further strengthen the network and support economic development in the region.
- **Non-wires alternatives alone** are not advised due to feasibility concerns. However, targeted **additional eDSM** is recommended to help manage demand and reduce system pressure.

This integrated solution is the most **cost-effective, feasible approach capable of meeting local electricity needs**.

Key Details for Building the New 230 kV Line & Station

- The new station in Puslinch (specifically Crieff) leverages existing property owned by Hydro One.
- The new transmission line from the Puslinch station to Preston TS is subject to further consultations through the Environmental Assessment and Leave to Construct processes (see next slide). These public engagements will inform the design details (tower construction, clearance, etc.) and route options.
- These recommendations help meet immediate electricity needs in the region but also introduce an opportunity to address station supply needs specifically at the existing Puslinch distribution station, where 67% growth is forecast by 2043.

Typical Process for Transmission Development



*Currently, no standardized process exists to select a transmitter; Transmitter Selection Framework under development

Overview of Recommendations & Timing

To meet the KWCG priority electricity needs, a **multi-pronged approach** is required. The Technical Working Group identified the following recommendations:

Ongoing	<ul style="list-style-type: none">• Implement provincially cost-effective eDSM savings, beyond what is already targeted through past and current eDSM frameworks
In-service by 2028	<ul style="list-style-type: none">• Upgrade sections of existing 115 kV circuits between Burlington and Puslinch, Freeport junction (JCT) and Speedsville JCT, and Detweiler TS and Kitchener #3• Build a new 115 kV GrandBridge Energy transformer station in Cambridge
In-service by 2029-2031	<ul style="list-style-type: none">• Build a new 500/230 kV autotransformer station in Puslinch• Build a new double-circuit 230 kV line from Puslinch to Preston TS• Build two new 230 kV stations in Brant/Brantford*; connect to existing MxD lines• Utilize upgraded capacity at Preston TS
Long-term (2035+)	<ul style="list-style-type: none">• Monitor overall load growth, including the distribution between the regional 115 kV vs. 230 kV systems• Monitor eDSM savings• Consider a new 230 kV GrandBridge transformer station in Cambridge• Consider a new switching station in Galt



Next Steps

Next Steps

	Kitchener Waterloo Cambridge Guelph IRRP	Hamilton Addendum Study
2025	<ul style="list-style-type: none">• Q4: The process to implement recommendations to address priority needs begins.	<ul style="list-style-type: none">• The IESO is actively working with the LDCs to gather forecasts.
2026	<ul style="list-style-type: none">• Q1: Share the draft recommendations to address remaining needs and seek feedback.• Q1-Q2: IRRP report and data tables will be completed and published on the webpage.	<ul style="list-style-type: none">• Kickoff the Hamilton Addendum Study to fully assess and address the remaining electricity needs in the City of Hamilton. <p>To stay update on this work, follow the Burlington to Nanticoke engagement page and or subscribe here.</p>

Large Scale Transmission Implementation Next Steps:

- Typically, transmission projects are required to comply with federal, provincial, and municipal approvals, permits or requirements, including an Environmental Assessment (EA).
- The EA process assesses potential effects of new transmission infrastructure, determines measures to avoid or mitigate these effects, and evaluate route alternatives. Engagement is an important part of this work.



Questions & Discussion



Appendix

Ongoing Engagement

Your input plays an important role in developing the electricity plan.



Participate in upcoming public webinars



Subscribe to receive updates on the IESO [website](#) → select Kitchener Waterloo
Cambridge Guelph



Follow the Kitchener Waterloo Cambridge Guelph regional planning activities [online](#)

Technical Working Group

The regional planning process is conducted by a Technical Working Group consisting of:

Team Lead, System
Operator

- Independent Electricity System Operator

Lead Transmitter

- Hydro One Networks Inc. (Transmission)

Local Distribution
Companies

- Alectra Inc.
- Centre Wellington
- Enova Power Corp.
- GrandBridge Energy
- Halton Hills Hydro Inc.
- Hydro One Networks Inc. (Distribution)
- Milton Hydro
- Wellington North

Options Analysis

Option	1. eDSM	2A. Wind + BESS	2B. Solar + BESS	2C. Solar, Wind, Battery Energy Storage System (BESS)
Technical Feasibility	✓ Feasible	× Incurs further wires infrastructure (\$60M) to connect resources × Space limitation at Preston TS, where resources must connect		
Ability to Meet Need	× Estimated to provide 80+ MW by 2043 but does not meet full need	× Does not meet need	× Does not meet need	✓ Meets need 430 MW solar + 1,115 MW wind + 1,090 MW BESS
Cost Estimate	>\$251M (savings are cost-effective to the system)	No cost benchmark due to inability to meet need and/or technical infeasibility.		
Lead-time	Added annually	5 years	4 years	5 years
Other Considerations	Supports overall growth in the region	Must connect to Preston TS due to the nature of the supply need. Significant land requirements in an urban area (39,300 hectares of land for solar, wind, and BESS).		

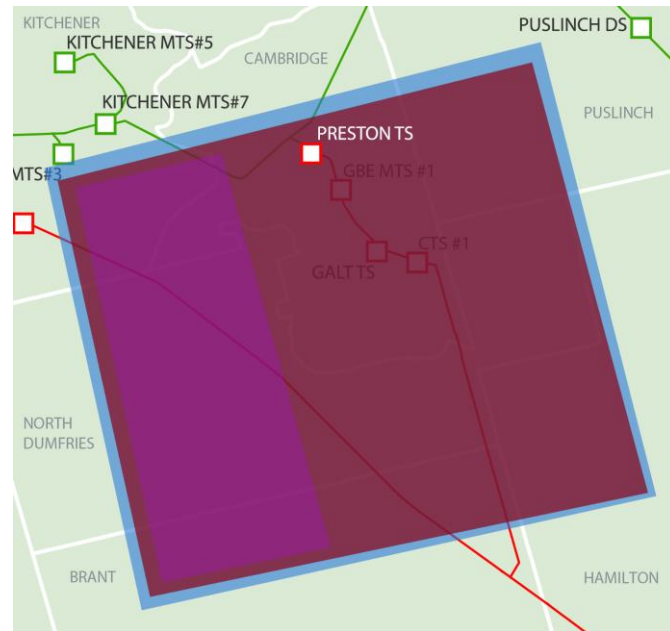
Conceptual Visualization of Non-Wires Options (2A-C)

The resource options would require land areas shown on the map:

- Option 2A, Wind + BESS (37,950 hectares): **Burgundy** polygon
- Option 2B, Solar + BESS (11,525 hectares): **Purple** polygon
- Option 2C, Wind + Solar + BESS (39,300 hectares): **Blue** polygon

Wind, Solar, and BESS portfolio is the only non-emitting resource mix that can achieve at least 99.9% load to be served; however, this generation option would require significant amount of land in a dense urban location.

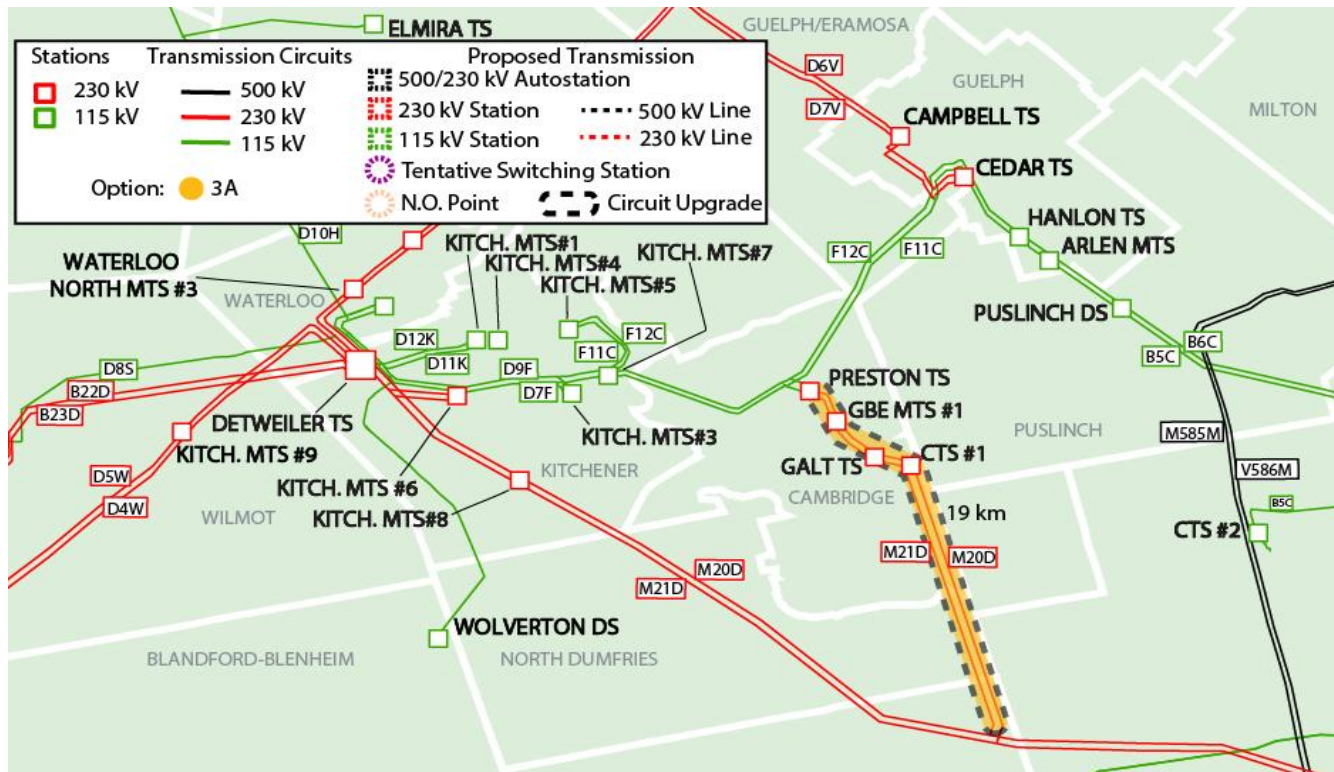
Note: Visuals are representative only; exact siting would be subject to development work following the regional plan, if recommended.



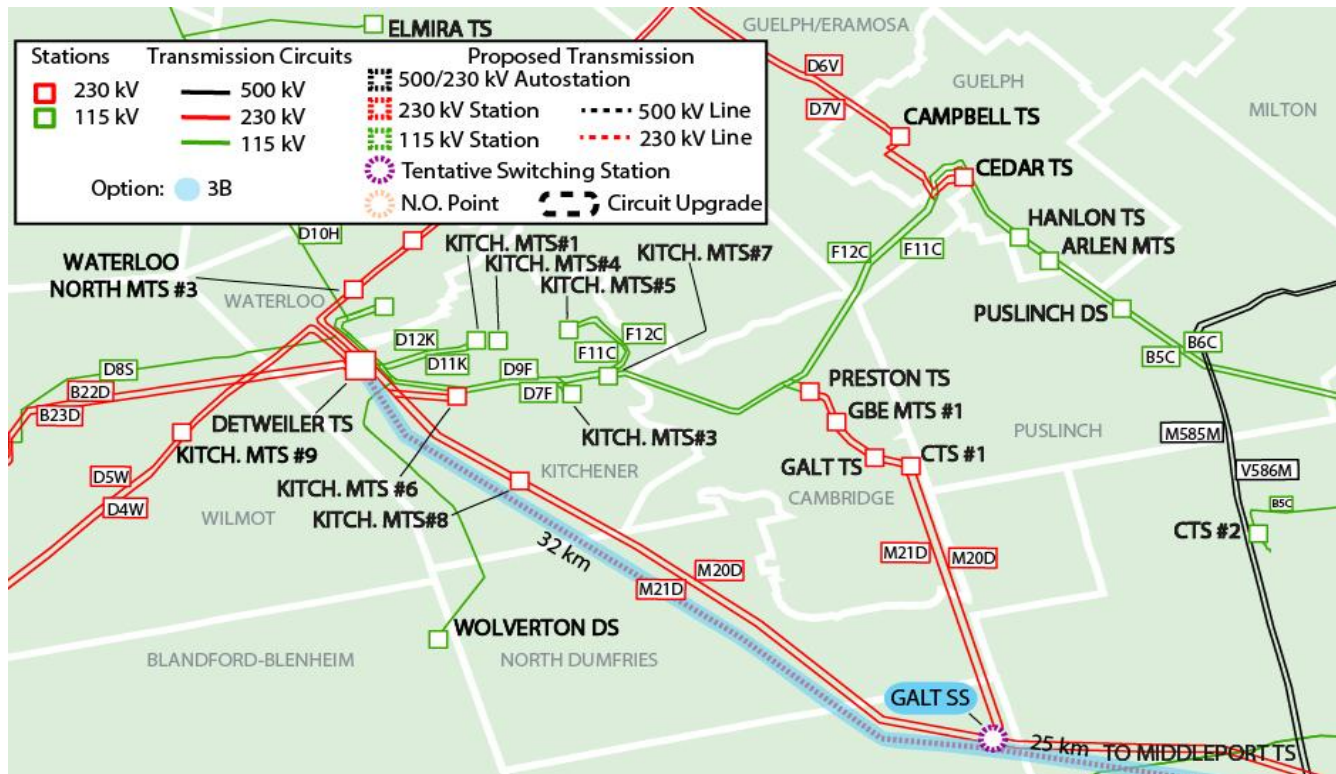
Options Analysis

Option	3A. Reconductor 19 km of existing 230 kV MxD double-circuit line	3B. Galt switching station with a new double-circuit 230 kV line either from Detweiler (32 km) OR Middleport (25 km)
Technical Feasibility	✓ Feasible	× Feasible, but space limitations at Detweiler TS
Ability to Meet Need	× Does not meet need	× Does not meet need
Cost Estimate	\$40M	\$170M (switching station) \$200 – 320M (lines)
Lead-time	3-4 years	3-4 years
Other Considerations	<ul style="list-style-type: none"> Provides some supply capacity to Cambridge/Preston No long-term value if other options proceed 	<ul style="list-style-type: none"> More load connection opportunities Still requires another new line to Cambridge/Preston Largely doubles up on existing transmission paths

Option 3A



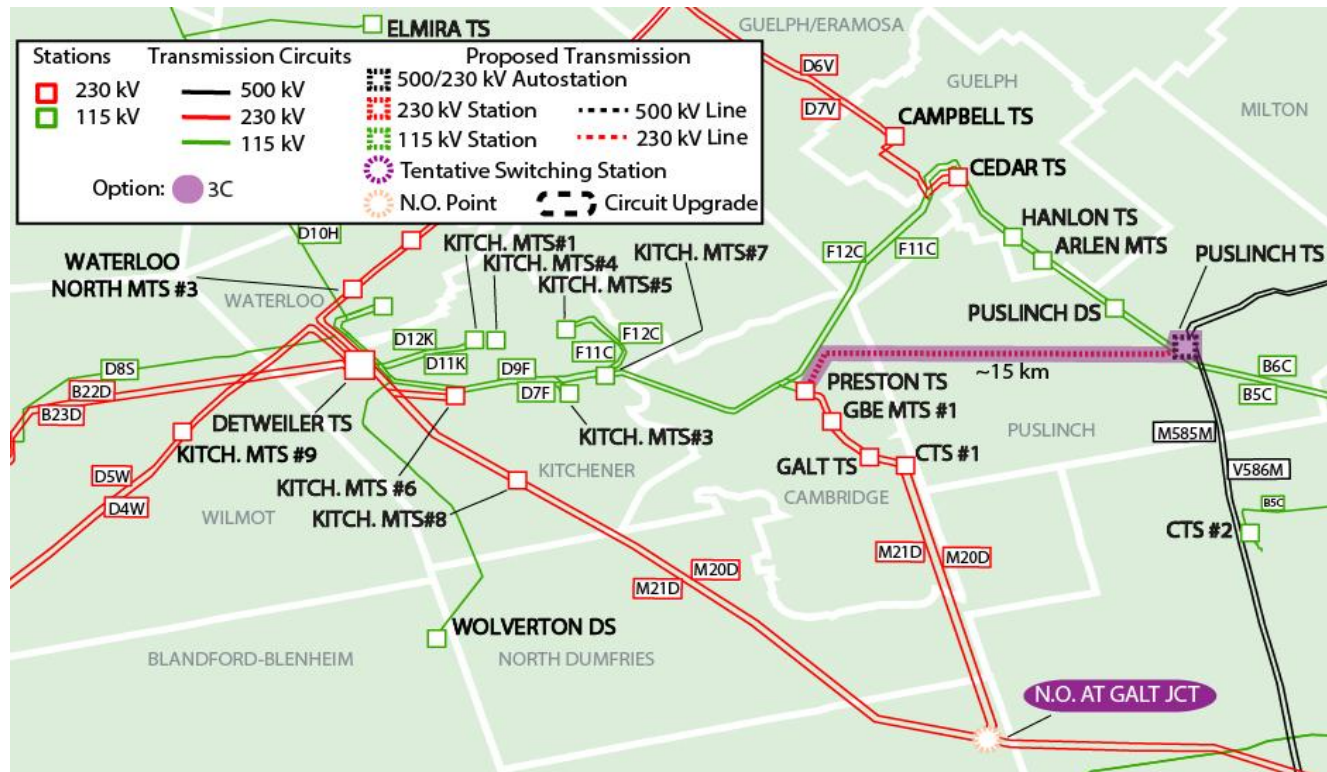
Option 3B



Options Analysis

Option	3C. New 500/230kV auto station near Puslinch and new double-circuit 230 kV line (15 km) to Preston TS. Normally-open point at Galt junction.	3D. Same as Option 3C but with switching station at Galt junction.
Technical Feasibility	✓ Feasible	✓ Feasible
Ability to Meet Need	× Alone, only meets the low forecast scenario need	✓ Exceeds the need, even under the high forecast scenario
Cost Estimate	\$340M	\$500M
Lead-time	4-6 years	4-6 years
Other Considerations	<ul style="list-style-type: none"> Offers a new path of supply for the area; potentially adding resilience 	<ul style="list-style-type: none"> More long-term flexibility for load and resource connections Offers a new path of supply for the area; potentially adding resilience

Option 3C

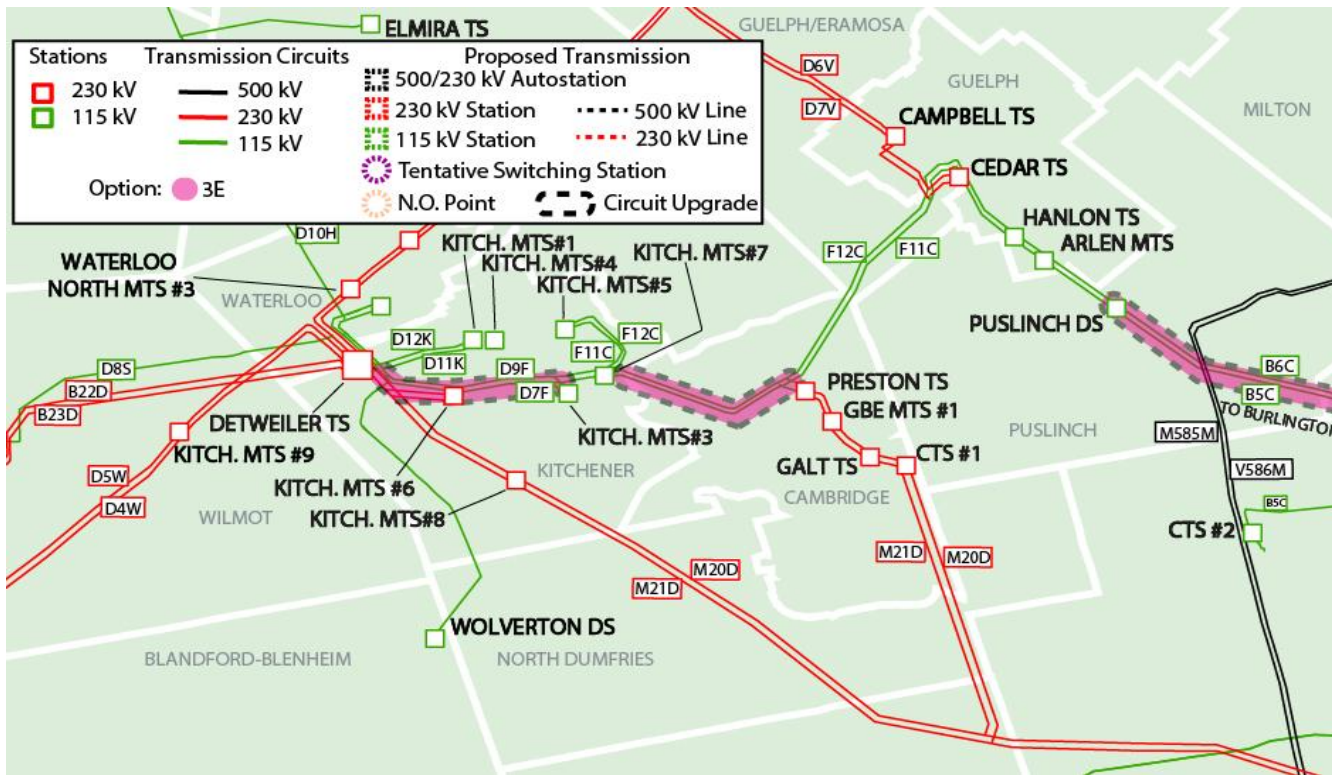


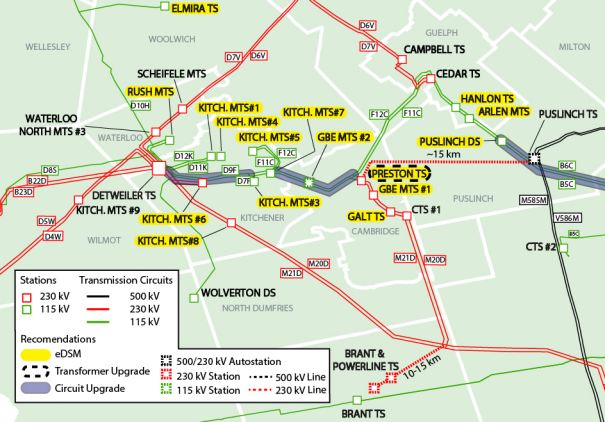
Options Analysis

Option	3E. Upgrade existing 115 kV circuit sections (BxCs, DxFs, FxCs)
Technical Feasibility	✓ Feasible – requires a mixture of circuit re-tensioning, reconductoring, and rebuilding
Ability to Meet Need	× Does not meet the need alone
Cost Estimate	\$36M*
Lead-time	1-3 years
Other Considerations	<ul style="list-style-type: none">• Faster option that enables some supply capacity to both the KWCG 115 kV and MxD sub-systems

*Planning-level estimate that may change depending on exact circuit sections and upgraded ratings

Option 3E







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3X9
VIA EMAIL ONLY:
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MNRF Aggregates Section
Regional Operations Division
300 Water Street
Peterborough, ON K9J 3C7
VIA EMAIL ONLY:
ARAapprovals@ontario.caMNR

Re: Notice of Proposed Site Plan and Licence Amendment – Expansion of below water table extraction

ARA Licence No. 625284 – Neubauer Pit
CBM Aggregates, a Division of St. Marys Cement Inc.

Please be advised that the Township was formally noticed on September 22, 2025 of the proposed site plan amendment to expand the limited of below water table extraction at the existing Neubauer Pit. The Township has had the opportunity to complete an initial review of the application, and the Township is seeking additional time to consult with the proponent to address the technical concerns identified by the Township's consultants. Please see a copy of the initial comments enclosed for response by the applicant.

Accordingly, the Township objects to the Proposed Site Plan Amendment to the below water table extraction until such time that the municipal review and consultation process has concluded.

Should the Ministry grant the proposed amendment Site Plan for the subject land, we would appreciate a copy of the approved site plans for our files.

Justine Brotherston,
Director of Corporate Services/Municipal Clerk
519-763-1226 ext. 208
jbrotherston@puslinch.ca

November 14, 2025

Stephen May
CBM Aggregates (a division of St. Marys Cement Inc.)
7203 Concession 2
Puslinch, ON N0B 2J0

Darren Bonenberg
Ministry of Natural Resources
300 Water Street
Peterborough, ON K9J 8M5

Dear Mr. May and Mr. Bonenberg,

**Re: Site Plan Amendment
7203 Concession 2, Township of Puslinch
Our File No.: 187
ARA Licence/Permit ID No.: 625284**

Nethery Planning, on behalf of the Township of Puslinch, has completed a review of the application materials submitted as part of the Site Plan Amendment application for the Neubauer Pit, operated by CBM Aggregates (a division of St. Marys Cement Inc.).

Through the Township's circulation, we have two technical comment letters attached to this submission:

- Ecologist (Natural Resource Solutions Inc. (NRSI), letter dated November 3, 2025, indicating there are no concerns regarding the proposal.
- Hydrogeologist (Harden Environmental), letter dated October 16, 2025.

The Township's hydrogeologist, Harden Environmental, identified the need for further evaluation of groundwater interactions and requested confirmation that sufficient silt pond capacity exists under the McNally Pit ARA licence.

The Planning and Land Use Considerations Report has acknowledged the applicable policy framework. The technical clarifications from the applicant would demonstrate full consistency with the 2024 Provincial Planning Statement and conformity to the Wellington County Official Plan. The Township must be satisfied that the water quality will be protected, improved, or restored as part of this Site Plan amendment. To achieve this, the applicant must clearly demonstrate that the proposal is:

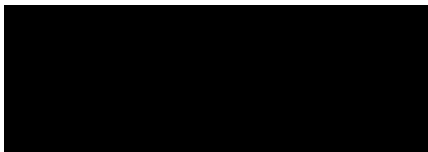
- Consistent with the 2024 Provincial Planning Statement, specifically:
 - Policy 4.5.2.2, by establishing how environmental impacts will be minimized and how extraction and rehabilitation will be coordinated between adjacent pits;

- Policy 4.5.2.4, by confirming that all necessary requirements under the Aggregate Resources Act are met without reliance on Planning Act approvals; and
 - Policy 4.5.3, by providing compatible rehabilitation that aligns with the adjoining Puslinch Pit and long-term land use objectives.
- In conformity with the County of Wellington Official Plan, including:
 - Section 6.6.9 – Mining Below the Water Table, by demonstrating minimal environmental impact and will support compatible long-term rehabilitation.

The Township of Puslinch reserves the right to raise further issues and make further recommendations as the review progresses. The Township of Puslinch would appreciate the opportunity to comment on a second circulation of this application that responds to the letter from Harden Environmental.

Confirmation of receipt of this letter would be much appreciated.

Sincerely,



Joe Nethery, MCIP, RPP
President

Encl.

cc.: Neal DeRuyter and Danial Salari, MHBC Planning

November 3, 2025

3654

Township of Puslinch
7404 Wellington County Rd 34
Puslinch, ON
N0B 2J0

Attention: Justine Brotherston,
Director of Corporate Services/Municipal Clerk

**RE: Neubauer Pit – Part of Lot 27, Concession 1, Township of Puslinch
Natural Environment Assessment - Peer Review**

Natural Resource Solutions Inc. (NRSI) was retained by the Township of Puslinch to undertake a peer review of a Natural Environment Assessment (NEA) prepared by WSP Canada Inc. on behalf of CBM Aggregates (CBM) for the proposed expansion of below-water extraction operations at the existing CBM Aggregates site at the above-noted property ("Application").

Background

The subject property is located at Part of Lot 27, Concession 1, Township of Puslinch, County of Wellington ('subject property'). The subject property is located south of Highway 401, west of Concession Road 7, and north of Concession 2. The NEA was submitted as part of an *Aggregate Resources Act* (ARA) application for a major amendment to the Neubauer Pit to expand the below-water extraction limits within the existing licensed area.

The NEA identifies existing natural heritage features within the study area, which is identified as the subject property and surrounding 120m ('study area'), and assesses potential direct and impact impacts of the proposed extraction area expansion.

Tasks Completed

In order to complete this assignment, NRSI reviewed the following materials:

- Natural Environment Assessment, Major Amendment Application for the Neubauer Pit. Prepared for WSP Canada Inc. (July 2025);
- Grand River Conservation Authority Regulation Mapping, Grand River Conservation Authority (2025);
- Township of Puslinch Comprehensive Zoning By-law No. 023-18 (Consolidated April 2025);
- County of Wellington Official Plan. Corporation of the County of Wellington (last updated May 2025); and,
- Natural Heritage Information Centre (NHIC) Make a Natural Heritage Area Map Application (MNR 2025).

In addition to the NEA, NRSI staff also conducted a high-level review of the following documents in order to further understand potential impacts to existing natural heritage features within the study area. The review comments provided below are primarily focused on the NEA.

- Level 1-2 Water Report, Neubauer Major Amendment. Prepared by WSP Canada Inc. (July 2025); and,
- Neubauer Pit Site Plan. Prepared by MHBC Planning, Urban Design, & Landscape Architecture (June 2024).

Relevant Policy Framework

ARA license applications are subject to the requirements of the ARA and its associated regulation (Ontario Regulation 244/97) and policy standards. This includes the identification of natural heritage features existing within and adjacent (120m) to the proposed licensing area. The Wellington County Official Plan (OP) (last updated May 2025) also identifies requirements to be addressed by applicants seeking to create or expand aggregate operations within the County, as does the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (2025).

Our review considered the adequacy of the Application and the potential impacts of the proposed development on natural heritage features identified within the Wellington County OP (2025) that have been recorded within the study area. Our review has evaluated the extent to which the NEA has fulfilled the Environmental Impact Study (EIS) requirements of the OP, as well as the natural heritage standards outlined in Ontario Regulation 244/97 under the ARA. Specifically, the natural heritage standards require that an applicant must “identify and evaluate any negative impacts on the natural features or areas, including their ecological functions, and identify any proposed preventative, mitigative or remedial measures.” Additionally, our review evaluated the level to which the Application adheres to the requirements of the *Endangered Species Act* (ESA), 2007. This analysis was undertaken to identify whether the Application sufficiently addressed relevant natural heritage policies, evaluated the potential direct, indirect, and cumulative impacts the proposed extraction expansion (i.e., the “Application”) may have on the existing natural features, as well as considered avoidance and suitable mitigation strategies to address these potential impacts.

Comments on Reviewed Materials

Natural Environment Assessment

Section 3.1 of the NEA identifies the sources of background information reviewed to inform the study. Materials examined within the background review appear generally suitable and appropriately scoped to the Application. While certain supplementary sources, such as the Ontario Odonata Atlas, were not referenced, the background review completed for this study is considered acceptable to inform the subsequent field surveys and impact assessment considerations.

Characterization of Vegetation Communities

The NEA reports that natural features within the subject property are limited to a Cultural Thicket (CUT) community and Cultural Meadow (CUM) community in the east and southeast corner. Four small (<0.5ha) Shallow Marsh (MAS) communities are also located along the eastern section of the property, set back from the extraction area. As stated within the NEA, the characterization of vegetation communities was completed following the Ecological Land Classification (ELC) System for Southern Ontario (Lee et al. 1998). NRSI staff agree with the characterization of the vegetation communities within the property.

The NEA states that one botanical inventory was conducted on the property in March 2021. A secondary site visited was also reported to have been completed during June 2025, which included the review of general site conditions and conditions within the wetlands east of the extraction area. Typically, a three-season botanical inventory is recommended to capture the breadth of seasonal vegetation that may occur within a given area. However, given that the majority of the subject property is already disturbed and under ongoing extraction operations, NRSI staff agree with the approach taken to identify and review vegetation communities within the study area.

Habitat for Endangered or Threatened Species

Section 5.4.2. of the County of Wellington OP (2025) mandates that development and site alteration may not be permitted if impacts to Species at Risk (SAR) considered endangered or threatened, are anticipated. Specifically, the OP states:

“Development and site alteration will not be allowed in significant habitat of endangered or threatened species except in accordance with provincial and federal requirements. Development or site alteration adjacent to significant habitat of endangered or threatened species shall require a satisfactory Environmental Impact Assessment that demonstrates there will be no negative impact on the significant habitat of endangered or threatened species or its ecological function.”

Habitat for endangered or threatened species is considered Core Greenlands within the County of Wellington OP (2025). The NEA identifies several SAR habitats (i.e., Bank Swallow (*Riparia riparia*), Bobolink (*Dolichonyx oryzivorus*), Eastern Meadowlark (*Sturnella magna*), and Chimney Swift (*Chaetura pelagica*)) as potentially present within the study area, however each of the identified habitats were determined to not be present within the extraction area and instead are limited to the existing hay fields, CUM, and anthropogenic features (i.e., buildings and stockpiles) located in the broader study area, which will not be impacted by the Application. While some of the species and potential habitats identified in the NEA screening were not specifically investigated during the field surveys, the NEA describes that a conservative approach to habitat identification was taken to account for the lack of specific surveys and therefore concludes that they may be present within the broader study area.

Given the presence of no natural vegetation communities within the proposed extraction area, NRSI staff are supportive of this approach and agree that potential habitat for SAR within the study area is very limited, and confined to communities or features outside of the extraction area. Based on this, it is our opinion that an appropriate level of consideration has been given to habitat for endangered or threatened species and that the Application is not anticipated to result in contravention of the ESA (2007).

Species of Conservation Concern and Significant Wildlife Habitat

Habitat for Species of Conservation Concern (SCC) is considered Significant Wildlife Habitat (SWH) (OMNR 2010), which is afforded protection under the PPS (2024) and relevant natural heritage policies, such as the County OP (2025). A review of available background information identifies that Monarch (*Danaus plexippus*), Yellow-banded Bumble Bee (*Bombus terricola*), Barn Swallow (*Hirundo rustica*), Black Tern (*Chlidonias niger*), Canada Warbler (*Cardellina canadensis*), Common Nighthawk (*Chordeiles minor*), Eastern Wood-pewee (*Contopus virens*), Grasshopper Sparrow (*Ammodramus savannarum*), Golden-winged Warbler (*Vermivora chrysoptera*), Wood Thrush (*Hylocichla mustelina*), Silver Lamprey (*Ichthyomyzon unicuspis* pop. 1) (Great Lakes – Upper St. Lawrence populations), Eastern Ribbonsnake (*Thamnophis saurita*), Northern Map Turtle (*Graptemys geographica*), Snapping Turtle (*Chelydra serpentina*), Eastern Milksnake (*Lampropeltis triangulum*), Western Chorus Frog (*Pseudacris triseriata*), and Hill's Pondweed (*Potamogeton hillii*) occurrence records within the study area vicinity (within 10km, NHIC 2025, Macnaughton et al. 2025, Ontario Nature 2019, BSC et al. 2008). The NEA did not record any SCC within the study area.

Section 5.5.1 of the County of Wellington OP (2025) states that “development and site alteration shall not be allowed within features identified as SWH unless it has been demonstrated that there will be no negative impacts on the habitat or its ecological functions”. SWH is considered “Greenlands” within the County OP (2025). The NEA includes the completion of a SWH screening exercise and identifies Candidate Habitat for Species of Conservation Concern within the subject property (Common Nighthawk) and within the broader study area (Common Nighthawk, Yellow-banded Bumble Bee, Monarch, Western Chorus Frog, Eastern Ribbonsnake, Barn Swallow, Golden-winged Warbler, and Grasshopper Sparrow). The NEA also identified Candidate Amphibian Breeding Habitat (Wetland) and Area-Sensitive Bird Breeding Habitat within the study area. It is understood that this screening process was primarily a desktop exercise, complimented by the two field visits completed in 2021 and 2025. Given the highly disturbed and active nature of the extraction pit, NRSI staff are accepting of this approach and agree that the likelihood of significant habitat within the extraction area is quite limited. Where natural vegetation communities may provide SWH, the NEA has taken a conservative approach and considered these Candidate SWH, which is appropriate. With the exception of Candidate Habitat for SCC (Common Nighthawk), these habitats are outside of the extraction area and setback from extraction impacts.

The NEA notes that suitable habitat for Common Nighthawk occurs within the proposed extraction area, as this species is known to occur in unvegetated areas. The NEA further notes that no evidence of nesting by this species was observed during the 2025 field survey but identifies the subject property as candidate habitat for this species, and therefore Candidate SWH. Given that the standard protocols for Common Nighthawk detection were not completed to confirm the absence or presence of this species, NRSI staff agree that the identification of Candidate SWH for SCC (Common Nighthawk) is appropriate. Section 6 of the NEA prescribes best management practices to avoid impacts to this species. This includes the limitation of vegetation or potential nesting habitat (bare ground) removal to outside of the bird nesting season. Should removal within the nesting season be required, the completion of a nesting

survey has been recommended to be completed in advance of any removal activities to verify no active nesting for Common Nighthawk and other species within the extraction area. While this has been discussed further below, it is anticipated that these mitigation measures will effectively ensure the avoidance of impacts to this species.

Given that the vegetation communities in which Candidate SWH have been identified are setback from the proposed extraction area, NRSI staff agree with the conclusion that no negative direct impacts to these candidate features are likely to occur as a result of the proposed below water extraction, provided the mitigation measures proposed in the NEA are completed. Where Candidate SWH has been identified within the extraction area (Candidate SWH for SCC/Common Nighthawk), NRSI staff agree that the mitigation measures offered in the NEA will effectively ensure the avoidance of negative impacts to this SWH type.

Wetlands & Water Balance

With regards to wetlands, Section 5.4.1. of the County of Wellington OP (2025) states:

“All wetlands in the County of Wellington are included in the Core Greenlands. Development and site alteration will not be permitted in wetlands which are considered provincially significant. Provincially significant wetlands (PSW) are shown in Appendix 3 of this Plan. All other wetlands will be protected in large measure and development that would seriously impair their future ecological functions will not be permitted. The appropriate Conservation Authority should be contacted when development is proposed in or adjacent to a wetland.”

The NEA identifies four small (<0.5ha) unevaluated wetlands within approximately 120m of the pit boundary and describes these features as shallow marshes not supported by groundwater inputs. These wetlands are setback from the existing pit and will not be directly impacted by the expansion. The wetlands were not evaluated under the Ontario Wetland Evaluation System (OWES) and the NEA provides the opinion that a formal evaluation is not warranted. The determination that these wetlands are not groundwater-fed is reiterated in the Level 1-2 Water Report, and is understood to be based on the 2008 Hydrogeological Assessment for the Neubauer Pit (Blackport 2008). Based on this information, the NEA concludes that, due to the wetlands not being groundwater-dependent, the proposed expansion of below water excavation will not indirectly impact these features or their hydrologic regime.

Section 5.3 of the NEA states that the wetlands have been subject to potential impacts from the existing extraction operation and that they have maintained their size and vegetation communities, and no impacts to the features have been observed. Based on the information provided in the NEA, it is unclear if this conclusion is based on high-level visual field observations or whether specific instrumentation and seasonal monitoring has been completed. Clarification should be provided as to the monitoring/assessment approach completed for these features.

The NEA appropriately identifies the proximity of the Galt Moraine Earth Science Area of Natural and Scientific Interest (ANSI) to the boundary of the licensed pit area but simply concludes that this feature is outside of the subject property. As this Earth Science ANSI's significance is primarily related to its geomorphic and hydrogeologic characteristics, its evaluation and the interpretation of potential impacts from the Application should be considered by hydrogeologist or geomorphologist. The Level 1-2 Water Report appears to conclude that no measurable groundwater effects are anticipated and the NEA notes that there is no hydrologic

connectivity between the nearby wetlands and groundwater table. It is recommended that the assumptions and conclusions made within this report be reviewed by the Township's hydrogeological consultant.

Mitigation & Monitoring

NRSI staff agree with the mitigation measures outlined in Section 6.0 of the NEA and recommends these be carried forward. With respect to potential impacts to nesting birds, all vegetation clearing or unvegetated area site works must comply with the *Migratory Birds Convention Act*. Adherence to the timing windows in the NEA is strongly recommended. If the proponent seeks to proceed during the nesting season based on a nesting survey, that survey must be executed with heightened care given the low detectability of aerial ground-nesting species (e.g., Common Nighthawk, Common Tern). Surveys should be undertaken by experienced biologists, at appropriate times of day, using slow, systematic transects with documented search effort and visibility. If any active nest is detected, works must cease immediately, species-appropriate buffers must be established, and clearing deferred until fledging or the close of the nesting period.

Clarification should be provided regarding any planned monitoring for the adjacent unevaluated wetlands. At minimum, it is recommended that a basic confirmation program is prescribed to detect potential changes in wetland hydrology and condition, consisting of simple water-level and brief vegetation condition notes at set intervals through the growing season for a minimum of two years, post-expansion. Results should be summarized annually, with a clear trigger/response protocol if material deviations from baseline are observed.

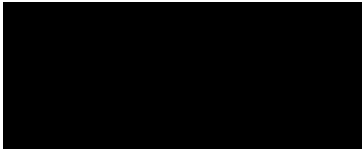
Section 1.2.1 of the NEA describes grading and pond restoration; however, the ecological scope of rehabilitation, if any, should be clarified. Where feasible, it is recommended that the rehabilitation plan identify naturalization elements (e.g., native seed mixes/plantings, invasive species control, and habitat features such as coarse woody debris), along with clear performance targets (e.g., plant survivorship thresholds and native cover objectives).

Conclusion

Based on our review of the NEA, it is our opinion that the relevant natural heritage policies have been appropriately addressed by the applicant and existing natural heritage features within and adjacent to the proposed extraction area have been suitably considered. Should the mitigation measures outlined within the NEA be completed, it is anticipated that natural features within and adjacent to the extraction area will not be negatively impacted. In addition to the mitigation measures prescribed within the NEA, it is recommended that consideration be given to the completion of a wetland monitoring program, as well as the integration of ecological restoration elements into the overall rehabilitation plans for the site. Should there be any changes to the size, location, or scope of the proposed extraction, a revised assessment of potential impacts to natural heritage features on and adjacent to the subject property may be required.

Please do not hesitate to contact us if you require further clarification on these matters.

Sincerely,
Natural Resource Solutions Inc.



Jack Richard, R.P.F.
Registered Professional Forester and Biologist



Sydney Gilmour, M.Sc.
Terrestrial and Wetland Biologist



Harden Environmental Services Ltd.
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Groundwater Studies
Geochemistry
Phase I / II
Regional Flow Studies
Contaminant Investigations
OMB Hearings
Water Quality Sampling
Monitoring
Groundwater Protection
Studies
Groundwater Modelling
Groundwater Mapping

File: 0929

October 16, 2025

Township of Puslinch
7404 Wellington Road 34
Guelph, ON
N1H 6H9

Attention: Courtenay Hoytfox
Acting CAO

Dear Courtenay:

Re: Neubauer Pit – Site Plan Amendment

We have reviewed the WSP Level 1 and 2 Water Report prepared on behalf of CBM Aggregates. The report is dated July 2025.

The amendment will allow for the extraction of a 1.7 hectare area adjacent to the neighbouring Puslinch Pit. This amendment will allow for the above and below water table extraction and one contiguous lake will be created between the two separate licensed areas.

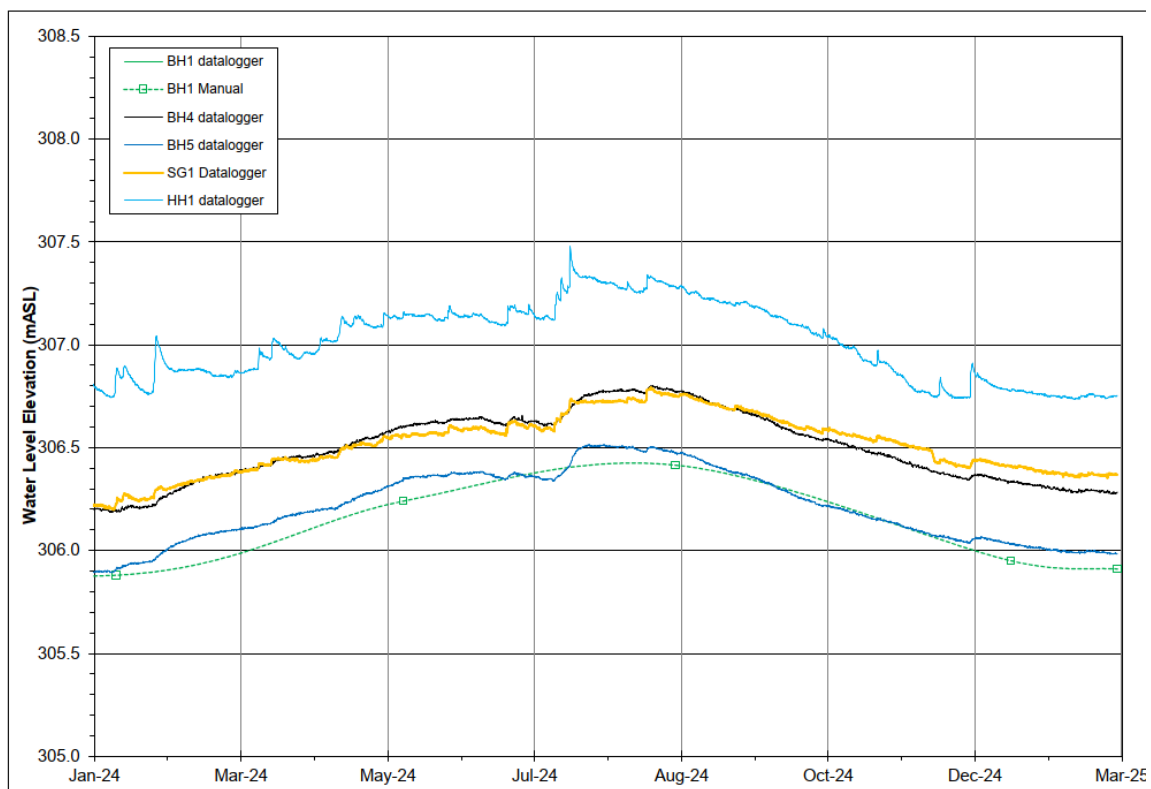
Puslinch Pit 2022 Amendment

An amendment issued in 2022 resulted in the allowance for the creation of one large pond on the Puslinch Pit site, whereas the original ARA application was for a North and South Pond. The 2022 Amendment allows for the equalization of water levels north to south at the Puslinch Pit site. The amendment also allowed for a zero metre separation along the boundary with the Neubauer Pit.

Considering that the 2022 amendment already allows for the water table leveling north to south the removal of the 1.7 hectare area as proposed will do little to the water levels. We understood from the original application for the Puslinch Pit, that the till island would remain, allowing for the higher water levels in the North Pond. This would tend to keep water more northerly, that is less movement from north to south between McNally Pit and Puslinch Pit.

Inter Watershed Water Transfer

The greater concern of moving water from north to south from Mill Creek watershed to Fletcher's Creek watershed is still addressed through the BH1-BH5 Trigger mechanism which is initiated should the water levels at BH1 exceed those of BH5. It appears that in 2024-2025 the water level measurements in BH1 were not always less than in BH5. A better evaluation of the hydraulic potential difference between BH1 and BH5 is warranted at this time to determine if a trend in water level increases in BH1 relative to BH5 is occurring.



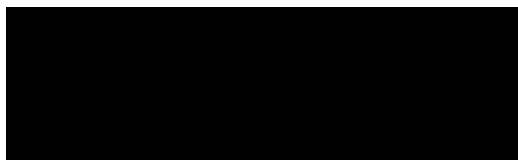
Silt Deposition

The additional 1.7 hectare area of mining will be processed in the McNally Pit. It must be shown that the existing McNally Pit ARA license has sufficient space for the silt.

Action Items

- 1) Determine if the Township of Puslinch was consulted on the 2022 Amendment in Puslinch Pit that allowed for the joining of the North and South Ponds.
- 2) Provide an evaluation of the hydraulic potential difference between BH1 and BH5 to determine if there is a trend toward a reversal in groundwater flow.
- 3) Provide calculations that confirm that the McNally Pit License has sufficient silt pond room for the remaining mining at the Puslinch Pit, Neubauer Pit and McNally Pit as well as the proposed 1.7 hectare amendment area.

Sincerely,
Harden Environmental Services Ltd.



Stan Denhoed, P.Eng., M.Sc.
Senior Hydrogeologist



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2025-087

A BYLAW TO AMEND BY-LAW NUMBER 023-18, AS
AMENDED, BEING THE ZONING BY-LAW OF THE
TOWNSHIP OF PUSLINCH

WHEREAS the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023-18 pursuant to Sections 34 and 36 of the *Planning Act*, R.S.O. 1990;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. **THAT** Schedule “A” to By-law 023-18 is hereby amended by removing **HOLDING PROVISION (h-13)** from and rezoning parts of Part Lot 1, Concession 1, Township of Puslinch, municipally referred as 1873 Townline Road, as shown in Schedule “A” of this By-law, from Agricultural Site-Specific Zone (A(sp109)) with holding provision (h-13) and Natural Environment Site-specific Zone (NE(sp(109))) with holding provision (h-13) to Agricultural Site-Specific Zone (A(sp109)) and Natural Environment Site-specific Zone (NE(sp(109))).
2. This By-law shall take force and effect on the date of passing and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 19TH DAY OF NOVEMBER 2025.

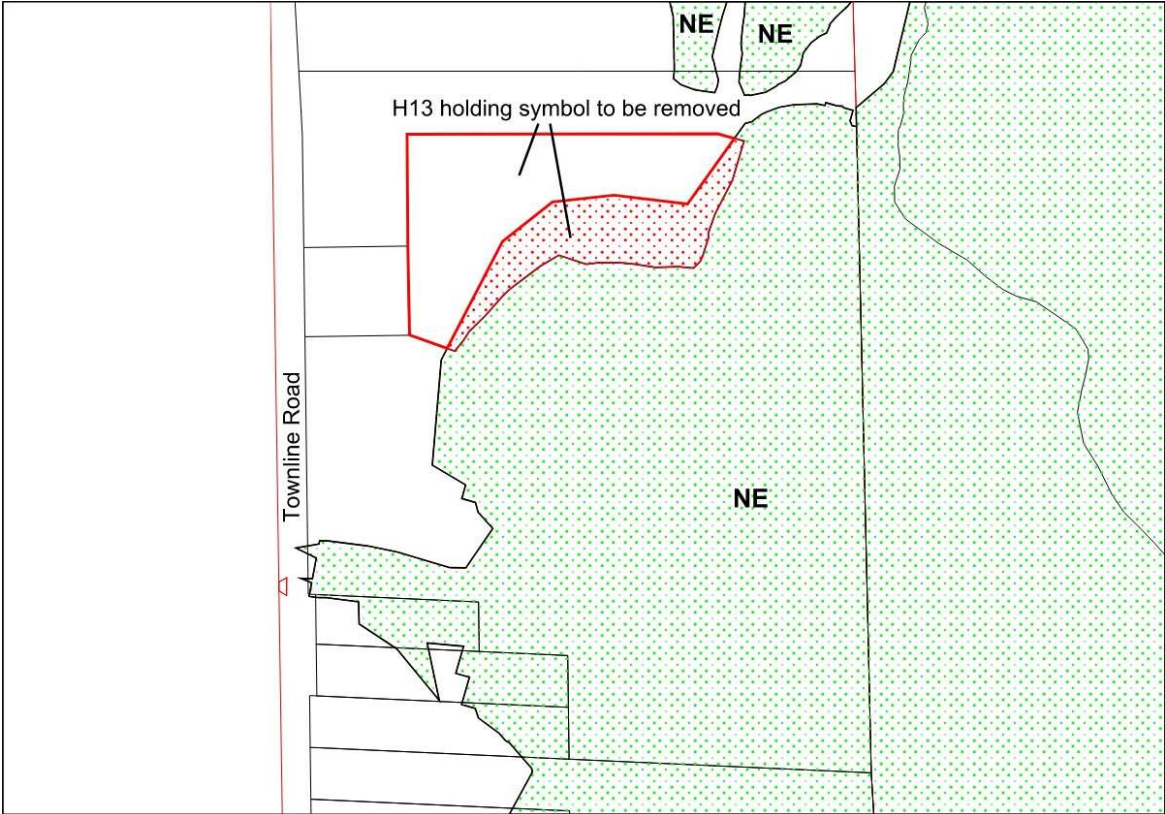
James Seeley, Mayor



Justine Brotherston, Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2025-087

SCHEDULE “A”



-  To be rezoned from **AGRICULTURAL SITE-SPECIFIC ZONE A(sp109) WITH HOLDING PROVISION (h-13)** to an **AGRICULTURAL SITE-SPECIFIC ZONE (A(sp109))**.
-  To be rezoned from **NATURAL ENVIRONMENT SITE-SPECIFIC ZONE NE(sp109) WITH HOLDING PROVISION (h-13)** to a **NATURAL ENVIRONMENT SITE-SPECIFIC ZONE (NE(sp109))**.

This is Schedule “A” to the By-law No. 2025-087

Passed this 19th day of November, 2025

James Seeley, Mayor

Justine Brotherston, Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION BY-LAW NUMBER 2025-087

By-law Number 2025-087 amends the Township of Puslinch Zoning By-law 023-18 by removing the holding provision (h-13) from parts of Part Lot 1, Concession 1, Township of Puslinch, municipally referred as 1873 Townline Road, and rezoning lands from **AGRICULTURAL SITE-SPECIFIC ZONE (A(sp109)) WITH HOLDING PROVISION (h-13)** and **NATURAL ENVIRONMENT SITE-SPECIFIC ZONE (NE(sp109)) WITH HOLDING PROVISION (h-13)** to **AGRICULTURAL SITE-SPECIFIC ZONE (A(sp109))** and **NATURAL ENVIRONMENT SITE-SPECIFIC ZONE (NE(sp109))**.

The subject holding removal is related to site specific by-law 2024-073.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2025-088

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 November 19, 2025.

WHEREAS by Section 5 of the *Municipal Act, 2001, S.O. 2001, c.25* the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS by Section 5, Subsection (3) of the *Municipal Act*, a municipal power including a municipality's capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Puslinch at its Council meeting held on November 19, 2025, be confirmed and adopted by By-law;

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

- 1) The action of the Council of the Corporation of the Township of Puslinch, in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council at said meeting are hereby adopted and confirmed.
- 2) The Head of Council and proper official of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action of the Council.
- 3) The Head of Council and the Clerk are hereby authorized and directed to execute all documents required by statute to be executed by them, as may be necessary in that behalf and the Clerk authorized and directed to affix the seal of the said Corporation to all such documents.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 19 DAY OF NOVEMBER 2025.

James Seeley, Mayor

Justine Brotherston, Municipal Clerk