



MINUTES

DATE: November 19, 2025

CLOSED MEETING: Directly following Section 13
Announcements

COUNCIL MEETING: 10:00 A.M.

The November 19, 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 – Absent

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-372:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council approves the November 19, 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 November 19, 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 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

6.1.6 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the November 19, 2025 Council Agenda

- 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
- 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 regard the *Fighting Delays, Building Faster Act, 2025*

Resolution No. 2025-373:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That the Consent Agenda items listed for NOVEMBER 19, 2025 Council meeting with the exception of items 6.1.5, 6.2, 6.6, 6.10, 6.17, 6.18, 6.24, 6.28 and 6.29 be received for information.

CARRIED

Resolution No. 2025-374:

Moved by Councillor Bailey and
Seconded by Councillor Hurst



That the Consent Agenda item 6.2 Ministry of Environment, Conservation and Parks letter regarding Amendments to Excess Soil Regulations be received for information; and

That Council direct staff to report back on any impacts of the ERO decision on the Township's Site Alteration By-law.

CARRIED

Resolution No. 2025-375:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That the Consent Agenda item 6.10 Conservation Halton Board Meeting Minutes - October 2025 be received for information.

CARRIED

Resolution No. 2025-376:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Consent Agenda item 6.28 Letter to Township of Puslinch Council regarding Transparency for Sex Offender Registry be received for information; and

Be it resolved that the Township of Puslinch fully supports the Town of Lincoln Motion RC-2025-82 adopted at their meeting of Sept. 22, 2025 requesting:

- **the Government of Canada to implement urgent reforms to criminal laws and the bail system, ensuring that repeat violent offenders are not released into communities where they may reoffend and endanger public safety**
- **allow public access to the Ontario Sex Offender Registry, with appropriate safeguards to protect privacy while prioritizing community safety and the protection of children; and,**

That a copy of this resolution be circulated to the Prime Minister of Canada, the Leader of the Federal Official Opposition, Premier of Ontario, the Leader of the Provincial Official Opposition, the, Minister of Justice and Attorney General of Canada, the Attorney General of Ontario, the Solicitor General of Ontario, MP Michael Chong, MPP Joseph Racinsky the Association of Municipalities of Ontario (AMO), the Federation of Canadian Municipalities (FCM).

CARRIED

Resolution No. 2025-378:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That the Consent Agenda item 6.18 Conservation Halton Board Meeting Minutes - October 2025 be received for information.

CARRIED

Resolution No. 2025-379:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That the Consent Agenda item 6.24 Township of Centre Wellington Council Resolution regarding Bill 21 Protect our Food Act be received for information.

Whereas Council supports item 6.24 as it relates to prime agricultural land, that Council direct staff to send support resolution accordingly.

CARRIED

Resolution No. 2025-380:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That the Consent Agenda item 6.1.5 September 8, 2025, Heritage Advisory Committee Minutes be received for information; and

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; and,

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

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

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; and,

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

Resolution No. 2025-381:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda item 6.6 AMO Policy Update - Speed Camera Legislation, First Time Home HST Relief, Homelessness Research and Energy Advocacy be received for information; and

That Council direct staff report back on appropriate speed mitigation measures between the roundabouts on Brock Road to reduce speeds such as raising existing sidewalks, additional traffic lights, speed bumps, new raised crosswalks, etc. at a future Council meeting; and

That Council direct staff to investigate the road eligibility criteria to receive support.

CARRIED

Resolution No. 2025-382:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda item 6.17, 6.18 regarding Ontario Community Infrastructure Fund be received for information; and



That the Township of Puslinch Council supports the Township of Edwardsburgh Cardinal September 29, 2025, Resolution and the Municipality of South Huron Resolution of October 20, 2025 regarding Ontario Community Infrastructure Fund (OCIF); and

That this supporting resolution and originating correspondence be circulated to the Premier, Leader of the Official Opposition, Minister of Infrastructure, Minister of Municipal Affairs and Housing, Minister of Finance, MPP Racinsky, ROMA, AMO, FCM, all Ontario municipalities.

CARRIED

Resolution No. 2025-383:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That the Consent Agenda item 6.29 ERO Posting 025-1257 - Consolidating Ontario's Conservation Authorities Proposal; and

That Council direct staff to prepare comments for Council to consider at the next regular 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 Delegation by Julie Alexander, Senior Advisor, Municipal and Stakeholder Engagement Enbridge Gas Inc, regarding Phase 3 Natural Gas Expansion

Resolution No. 2025-384:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

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

That Council direct staff to request an update to the data sharing agreement with Enbridge in order to obtain current infrastructure mapping for the Township; and

That Council direct staff to partner with Enbridge on hosting a public information session with homeowners for the potential expansion near Puslinch Lake to provide information regarding how to submit get-connected applications to Enbridge; and

That Council direct staff to obtain the number of homes per km that would be feasible under the CIAC from Enbridge.

CARRIED

8. PUBLIC MEETINGS:

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

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

Resolution No. 2025-385:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

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

That Council approves the proposed Heritage Plaque Program Policy as presented; 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.

CARRIED

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

Resolution No. 2025-386:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

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 to ERO Post 025-1097; and,

That Council direct staff to submit the comments as outlined in Schedule "B" as amended to ERO Post 025-1099; and,

That Council direct staff to submit the comments as outlined in Schedule "C" as amended to ERO Post 025-1101.

CARRIED

Council recessed from 12:11 p.m. to 12:57 p.m.

Roll Call

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



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)

Resolution No. 2025-387:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

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.

CARRIED

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

Resolution No. 2025-388:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

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

That Council direct staff to include an amendment to the Kennel Licensing By-law to include an in-home daycare license for up to five dogs.

CARRIED

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

Resolution No. 2025-389:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

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;

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.



CARRIED

9.4.6 Report COR-2025-061 Pre-consultation Regarding draft updates to the Grand River Source Protection Plan

Resolution No. 2025-390:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

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; and

Whereas Puslinch Council continues to be concerned that the primary hydrogeological model is owned by one municipality, the City of Guelph, who is also the largest water taker in the Tier 3 study area. Council suggests that ownership should rest with either the Province or a watershed based agency; and

That Council direct staff to formally provide a letter from Township Council requesting the detailed well monitoring that the City has conducted, to assist in the on-going review of the Tier 3 study area.

CARRIED

9.5 Building Department

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

Resolution No. 2025-391:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

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

CARRIED

9.6 Public Works Department

9.6.1 None

9.7 Recreation Department

9.7.1 None

10. CORRESPONDENCE:

10.1 2026 Grand River Conservation Authority Puslinch Draft Budget for Consultation

Resolution No. 2025-392:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

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

CARRIED

10.2 Amended IESO Priority Needs KWCG Electrical Region Virtual Information Session



Resolution No. 2025-393:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

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

That Council direct staff to request that Hydro One make a presentation to Council and explain the process and schedule for the study and construction of the transmission towers from Concession 7 at Highway 401 to Preston.

CARRIED

10.3 Proposed Township Comments regarding ARA Site Plan Amendment for Newbauer Pit

Resolution No. 2025-394:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

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 amended; and

That Council direct staff to schedule a meeting with the MRN, Township hydrogeologist and the Mayor to discuss the 2022 license amendment.

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor' Updates

11.1.1 The Mayor provided an update on the CA consolidations.

11.1.2 The Mayor provided an update on the Township application to the County Housing Development Fund.

Resolution No. 2025-395:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Council receive the Mayor's updates for information.

CARRIED

11.2 Council Member Reports

11.2.1 None

12. BY-LAWS:

12.1.1 BL2025-087 ZBA – 1873 Townline Rd – Lift Holding

Resolution No. 2025-396:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

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

By-law 2025-087 being a By-law amend by-law number 023-18, as amended, being the Zoning By-law of the Township of Puslinch to lift a holding symbol.

CARRIED

13. ANNOUNCEMENTS:

Santa Clause Parade

14. CLOSED SESSION:

Council was in closed session from 1:58 p.m. to 4:38 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. 2025-397:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

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

14.1 Confidential report regarding 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

CARRIED

Resolution No. 2025-398:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Council moves into open session 4:38 p.m.

CARRIED

Council resumed into open session at 4:38 p.m.

Resolution No. 2025-399:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council receives the:

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; 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. 2025-400:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

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 proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 19 day of November 2025.

CARRIED

19. **ADJOURNMENT:**

Resolution No. 2025-401:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Council hereby adjourns at 4:39 p.m.

CARRIED

James Seeley, Mayor

Justine Brotherston, Clerk